



"Making a Difference"

3-1

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Planning Commission

MEETING DATE April 28, 2005 LOCAL EFFECTIVE DATE May 12, 2005 APPROX. FINAL EFFECTIVE DATE June 2, 2004	CONTACT/PHONE Marsha Lee 788-2008	APPLICANT Bonaire Investments/ Sprint PCS	FILE NO. DRC 2004-00008
SUBJECT Hearing to consider a request by Bonaire Investments / Sprint PCS for a Development Plan/Coastal Development Permit to allow the construction and operation of an unmanned wireless telecommunications facility consisting of 3 panel antennas within a 50-foot high, 14 inch diameter flagpole, and associated equipment within the basement of an existing building. The project will result in the disturbance of approximately 500 square feet of an approximately 1.7 acres parcel. The project is within the Office & Professional land use category and is located at 1337 Los Osos Valley Road at the intersection of South Bay Boulevard, in the community of Los Osos. The site is in the Estero Planning Area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Development Plan/Coastal Development Permit DRC2004-00008 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (ED04-320); (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 24, 2005 for this project. Mitigation measures are proposed to address visual and hazard issues and are included as conditions of approval.			
LAND USE CATEGORY Office Professional	COMBINING DESIGNATION Central Business District Local Coastal Plan [LCP], Coastal Appealable Zone [CAZ]	ASSESSOR PARCEL NUMBER 074-314-011	SUPERVISOR DISTRICT 2
PLANNING AREA STANDARDS: <i>Does the project meet applicable Planning Area Standards: N/A</i>			
LAND USE ORDINANCE STANDARDS: Communications Facilities <i>Does the project conform to the Land Use Ordinance Standards: Yes</i>			

3-2

FINAL ACTION

This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local appeal period after the administrative hearing.

The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.

EXISTING USES:

office professional buildings

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Retail/retail

East: Office Professional/residence

South: Residential Single Family/residences

West: Residential Single Family/office and residences

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Public Works, Environmental Health, California Department of Forestry, Los Osos Community Services District, and the California Coastal Commission

TOPOGRAPHY:

moderately sloping

VEGETATION:

ornamental landscape; pigmy oaks

PROPOSED SERVICES:

Water supply: N/A

Sewage Disposal: N/A

Fire Protection: CDF/County Fire

ACCEPTANCE DATE:

February 8, 2005

DISCUSSION

PROPOSED PROJECT:

Sprint PCS is proposing construction and operation of an unmanned wireless telecommunications facility, consisting of 3 panel antennas placed within a tapered 50-foot high, 14 inch diameter flagpole, and associated equipment within the basement of an existing building.

The proposed flagpole structure is designed to be blend-in with the existing professional buildings character. The office buildings are located at the intersection of Los Osos Valley Road and South Bay Boulevard, the eastern entrance to the Los Osos Central Business District. The project is sited in the central area of the cluster of office buildings and is separated from Los Osos Valley Road by one of the buildings. The 50-foot high, 14 inch diameter flagpole, integrates into the visual setting since there are existing vertical vegetation surrounding the site. The flagpole will be painted a dull gray to blend with the sky and will not be lighted. The applicant will have the option of flying the American flag or a different flag, but only one flag at a time. All antennas, cables, and equipment cabinets will be screened from public view.

The equipment will be located in the basement of the office building and will encompass approximately 250 square feet. The utility trenching will be a 19 foot strip that extends from the equipment (inside the basement of the existing building) to the flagpole. The area is highly disturbed and no new ground disturbance is proposed.

3-3

LAND USE ORDINANCE STANDARDS:

Section 23.08.284 - Communication Facilities

Co-Location and Alternatives Analysis

Coastal Zone Land Use Ordinance Section 23.08.284(b)2 requires applications for communications facilities to include an analysis of alternative sites for the proposed project. In addition, when co-location is not proposed, the applicant must provide information pertaining to the feasibility of joint-use antenna facilities, and discuss the reasons why such joint use is not a viable option or alternative to a new facility site.

The project complies with this section of the Land Use Ordinance. Regarding co-location on existing cellular facilities, existing cellular facilities in the surrounding area are located on Clark Valley Road and on the hill above Morro Bay, and in the City of Morro Bay. Co-locating on these facilities do not meet the radio frequency needs of Sprint. Sprint is expanding their service area to Los Osos.

The applicant considered 4 alternative sites, and alternative structures for the project that were either in close proximity to residential property, not supported by the community or LOCAC, to low in elevation to achieve coverage, and no adjacent vertical elements on site (see attachment: *Alternative Sites Considered for Sprint Bonaire Project*). A monopine structure was considered for the site, however the adjacent trees are not of sufficient height nor close enough to the proposed facility to allow for integration into the environment. Locating the facility closer to the existing trees would also place the facility closer to existing residences.

Visual Analysis

The proposed project includes the installation of wireless telecommunications antennas inside a new flagpole and equipment in the basement of an existing office building. The flagpole is visible from Los Osos Valley Road and South Bay Boulevard. The original proposed project included a 60 foot tall, 16 inch diameter flagpole.

In response to Los Osos Community Advisory Committee (LOCAC) referral response comments, plans were revised to 50 foot tall, 16 inch diameter flagpole. A Visual Impact Assessment and evaluation of the photo simulations were completed by the Morro Group, dated December 2004 and January 18, 2005. The assessment evaluated the 50 foot tall, 16 inch diameter flagpole design. The report concluded that the project will be potentially seen from much of the surrounding area, and will be highly visible from important roadway corridors and within the community of Los Osos. The project is located at a gateway to the community. The visual impact assessment recommended reduction of the pole diameter to 12 inches and reduction of the pole height to 40 feet to reduce short and long term visual impacts caused by visibility of the proposed flag pole/antennas. The radio frequency requirements and width of the antennas do not allow these reductions. The applicant has revised the plans to include 50 foot high, and reduced the diameter to 14 inches. The pole will be painted grey to blend with the sky. The flagpole is a stealth design and was chosen over a monopine structure because the tree design was not in close enough proximity to the existing trees.

The County has determined the revisions to be sufficient to reduce the impacts to a less than significant level because the flagpole is located in the center area of commercial buildings, set back from the public roads and would appear as a complimentary feature of the commercial building development.

(Note: the CZLUO allows for flagpoles 50 feet or less in height.)

3-4

Radio Frequency Analysis

Coastal Zone Land Use Ordinance Section 23.08.284(a)2 requires applications for communications facilities to provide estimates of non-ionizing radiation generated and/or received by the facility. The applicant supplied a report to evaluate the proposed cellular communications facilities for compliance with appropriate guidelines limiting human exposure to Radio Frequency (RF) electromagnetic fields. The RF report for this project, dated October 11, 2004, by Hammett & Edison, Inc., calculates a maximum RF emissions reading for Sprint PCS, which was equivalent to .0.17% of the FCC standard and concludes that the facility will operate within the FCC standard for RF emissions. No mitigation is required.

Section 23.07.104 - Archaeologically Sensitive Areas

The project is designated Archaeological Sensitive. Paleontological resources are known to exist in the area. (A Phase I (surface) survey, and Phase 2 evaluation was conducted (Bertrando & Bertrando, February and July 2003) for the commercial complex project approval. Evidence of cultural materials was noted on the property. A Phase 3 Data Recovery and Mitigation was conducted by Bertando & Bertrando Research Consultants, October 31, 2004 prior to construction of the commercial buildings. The proposed telecommunications flagpole is within the limits of the previous archaeological studies and recovery work. The project has been conditioned for monitoring during construction. Implementation of the mitigation measures will reduce archaeological impacts to a level of insignificance.

Section 23.07.120 - Local Coastal Program Area - This permit addresses this requirement.

COASTAL PLAN POLICIES:

The project is in compliance with the Coastal Plan Policies with the most relevant policies discussed below.

Visual and Scenic Resources

Policy 2: Site Selection for New Development. This policy states that new development shall be sited so as to protect views to and along the ocean and scenic coastal areas. The project is not located in a coastal area. The project is located in the Central Business District shielded by the existing commercial buildings from public roadways. The project will not be visible from offshore. The flagpole is a stealth design and the height and diameter have been reduced and the pole will be painted gray to blend with the sky. Therefore, the project complies with this policy.

Cultural Resources

Policy 1: Protection of Archaeological Resources. This policy states that the county shall provide for the protection of both known and potential archaeological resources. (A Phase I (surface) survey, and Phase 2 evaluation was conducted (Bertrando & Bertrando, February and July 2003) for the commercial complex project approval. Evidence of cultural materials was noted on the property. A Phase 3 Data Recovery and Mitigation was conducted by Bertando & Bertrando Research Consultants, October 31, 2004 prior to construction of the commercial buildings. The proposed telecommunications flagpole is within the limits of the previous archaeological studies and recovery work. The project has been conditioned for monitoring during construction. A Visual Impact Analysis and Alternatives Analysis was prepared for the project. Therefore, the project complies with this policy.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned.

COMMUNITY ADVISORY GROUP COMMENTS:

3-5

The original project (60 foot high and 16 to 18 inch tapered diameter flagpole) was referred to Los Osos Community Advisory Committee (LOCAC) and in response to comments, the plans were revised to 50 foot tall, 16 inch diameter flagpole.

The project was reviewed by the Los Osos Community Advisory Committee (LOCAC), on September 23, 2004. Photo simulations were provided that showed the 50 foot high and 16 inch diameter pole with flag. LOCAC recommended approval of the project based on these simulations presented at the meeting, with the following stipulations: public noticing within a 500 foot radius; the flagpole shall not be lighted; and, the applicant should have the option of flying the American flag or a different flag, e.g., the Los Osos bear flag, but only one flag at a time. The project is conditioned to reflect these recommendations.

Subsequently, after the visual analysis was prepared the pole diameter was reduced to 14 inches and a story pole was placed on site to show the 50 foot high, 14 inch diameter flagpole. New photo simulations were provided to show the diameter reduction. The project was reviewed again by LOCAC at the March 24, 2005 meeting. The project was discussed again in light of the story pole. LOCAC had reached out to the community through email and newspaper articles to get responses to this pole. LOCAC voted 5 for, 5 against, and 1 abstained, and no recommendation was provided.

Staff did not receive a recommendation

AGENCY REVIEW:

Public Works - "Recommend approval - no concerns"

Ag Commissioner - No concerns

California Department of Forestry - Project must comply with all CDF requirements

Los Osos Community Services District - No response

California Coastal Commission - No response

Environmental Health - Hazardous Material Plan required

Staff report prepared by Marsha Lee and reviewed by Matt Janssen

EXHIBIT A - FINDINGS

3-6

Environmental Determination

- A. This project qualifies for a class 3 Categorical Exemption (pursuant to CEQA guidelines Section 15303) because the project is minor in nature, involves little site disturbance, will not require the removal of any native vegetation, and is a stealth design, not be recognized from the surrounding public areas.

Development Plan findings

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the cellular telecommunications facility will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all existing roads providing access to the project, either existing or to be improved with the project because no additional traffic beyond maintenance traffic (approximately one vehicle per provider per month) will be generated by the proposed use.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project will not inhibit access to the coastal waters and recreation areas.

Archaeology Finding

- H. The proposed project design and development incorporates adequate measures to ensure protection of significant archaeological resources because a Phase 3 recovery was done and the project has been conditioned in the event archaeological resources are unearthed during construction.

3-7

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the installation and operation of one wireless telecommunications facility, including the following improvements:
 - a. A 50-foot high flagpole, diameter 14 inches;
 - b. 3 panel antennas installed within the tapered 50-foot high flagpole; all cables within flagpole
 - c. Equipment within the basement of an existing building and will encompass approximately 250 square feet;
 - d. Utility trenching will be in an approximately 19 foot trench that extends from the equipment (inside the basement of the existing building) to the flagpole.
 - e. Flag - The size of the flag will be in proportion to the height of the pole, e.g. approximately 1/4 of the pole height (approximately 12.5 feet) as measured from the flag attachment at the top of the pole to the tip of the flag when hanging down the pole. Flag attachment to allow freely flying of a flag.
 - f. Option of flying the American flag or a different flag, e.g., the Los Osos bear flag, but only one flag at a time. A flag shall be flown during the daytime.

Site Development

2. Site Development shall be consistent with the approved site plan and elevations.
3. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.
4. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Site Restoration

5. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all appurtenant structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.
6. **Prior to issuance of a Building Permit**, the applicant shall post a performance bond with the County in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

Electric and Magnetic Fields

7. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Explanatory Warning Signage for Occupational Exposures

8. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the equipment shelter gate and on the antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas.

3-8

(*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

Lighting

9. No exterior lighting is approved for the project.

Noise

10. HVAC units shall be sound alternated to meet applicable County and State exterior noise standards, if applicable. The project shall be maintained in compliance with the county Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbL at a distance of 50 feet from the generator, and shall be in conformance with the County Noise Element.

Fire Safety

11. **Prior to issuance of the Building Permit**, the applicant shall prepare a fire safety plan meeting CDF requirements.

Environmental Health - Hazardous Materials

12. **Prior to issuance of building permit**, the applicant shall submit for review and approval by Environmental Health, a Hazardous Materials Business Plan.
13. **Prior to final inspection**, Environmental Health will verify implementation of Hazardous Materials Business Plan.

Visual and Aesthetic Impacts

14. **Prior to final inspection**, the flagpole will be painted a dull gray (Frazee Madison Gray, or equivalent) to blend with the sky.
15. The applicant should have the option of flying the American flag or a different flag, but only one flag at a time.

Mitigation Monitoring/Condition Compliance

16. **Prior to issuance of a construction permit**, a "condition compliance" sheet shall be added to construction plans which includes a complete copy of the final conditions of approval for the project.
17. **Prior to issuance of a construction permit**, all parties involved must have a clear understanding of the mitigation measures as adopted and shown on project plans. The Mitigation Compliance Coordinator (MCC) shall prepare a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.
18. **Prior to issuance of a construction permit**, the applicant shall identify a MCC to ensure all conditions of approval and mitigation requirements are met. The MCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the MCC and the County to review the application and establish the responsibility and authority of the participants.

3-9

19. **Prior to final inspection**, the MCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

Archaeology

20. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the Environmental Coordinator.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Miscellaneous

21. **Prior to issuance of a construction permit**, the applicant shall pay all applicable public facilities fees.
22. **Prior to operation of the facilities**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
23. All conditions of approval of this Conditional Use Permit are the responsibility of both the applicant and the property owner and shall be strictly adhered to completely, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If upon investigation it is determined that violation(s) of conditions of approval have occurred, or are occurring, the Planning Director, or his designee, will have the discretion to bring the matter back to the Planning Commission at the earliest possible time for a Permit Revocation Hearing pursuant to Section 22.74.160 of the County Land Use Ordinance.
24. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').

3-10

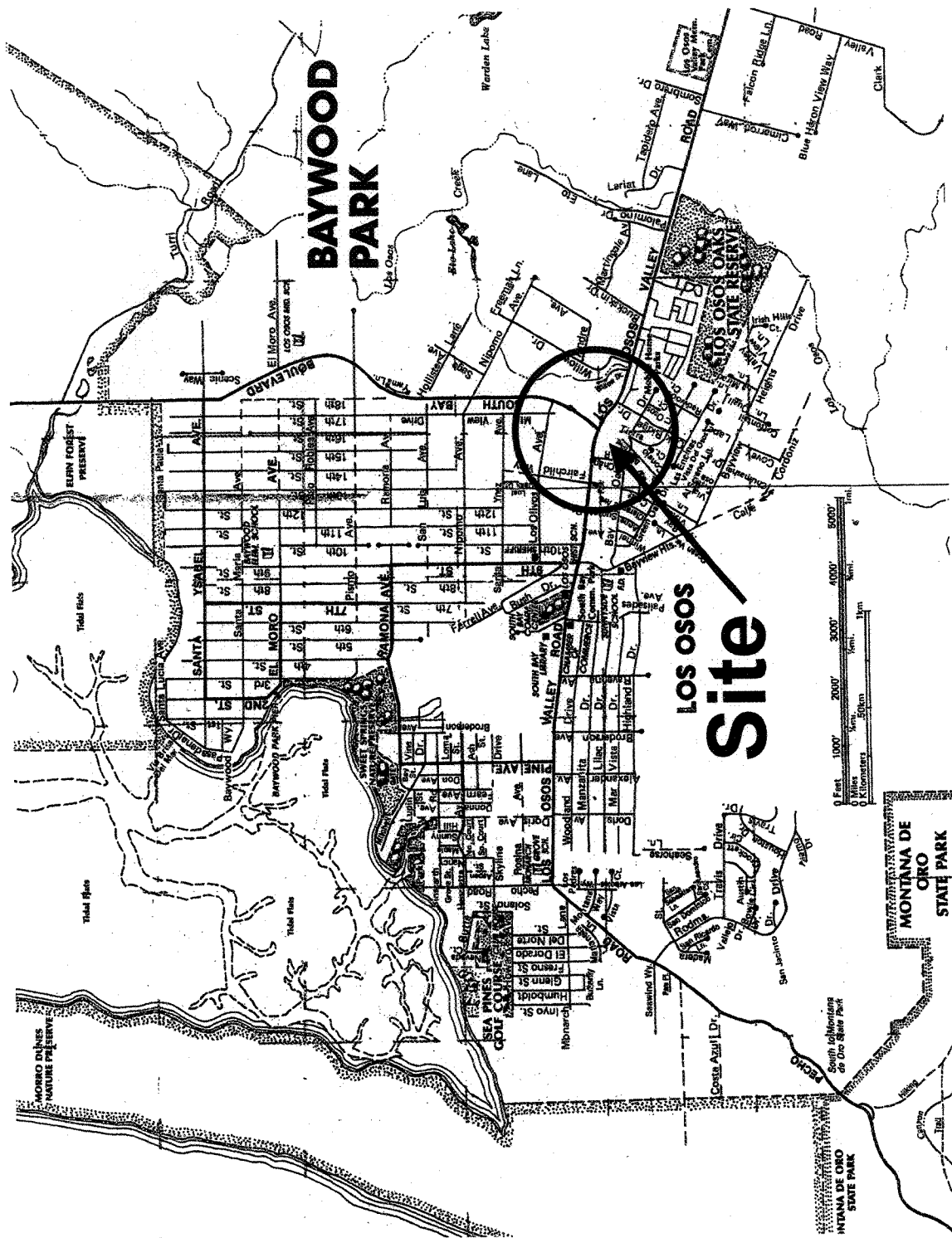
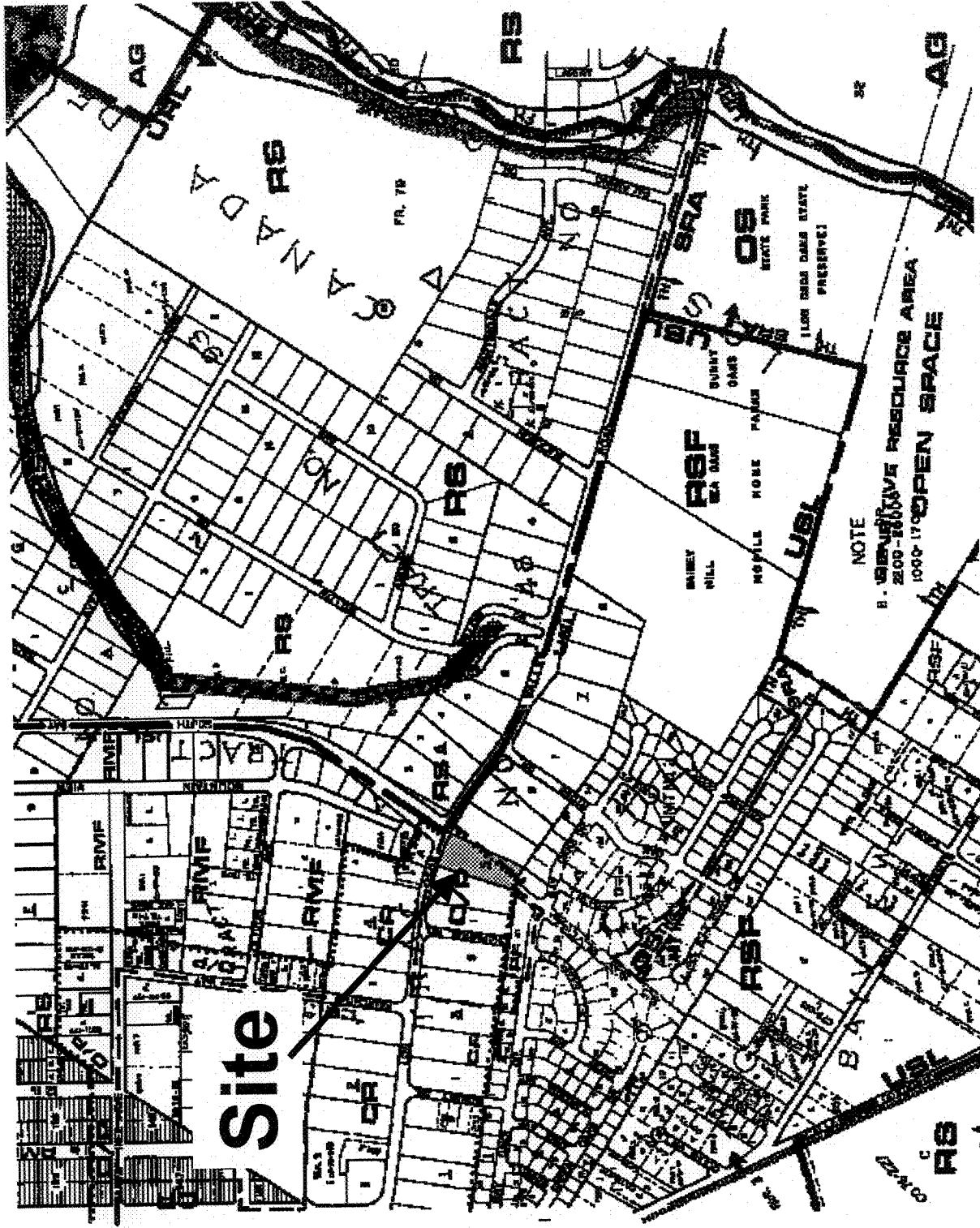


Exhibit
Vicinity Map



Project
Development Plan
Bonaire Investments/ Sprint PCS



Exhibit

Land Use Category Map

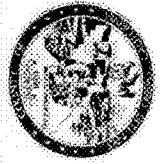


Project

Development Plan

Bonaire Investments/ Sprint PCS

3-12



Project
Development Plan
Bonaire Investments/ Sprint PCS

Exhibit
Aerial View

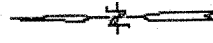
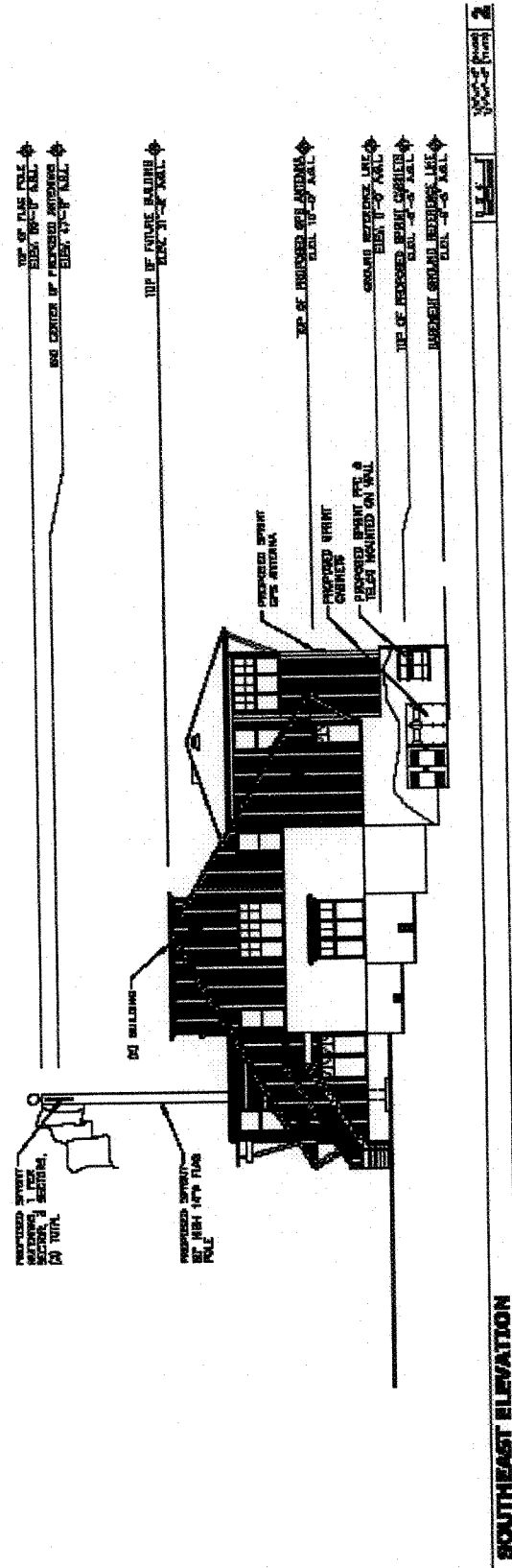
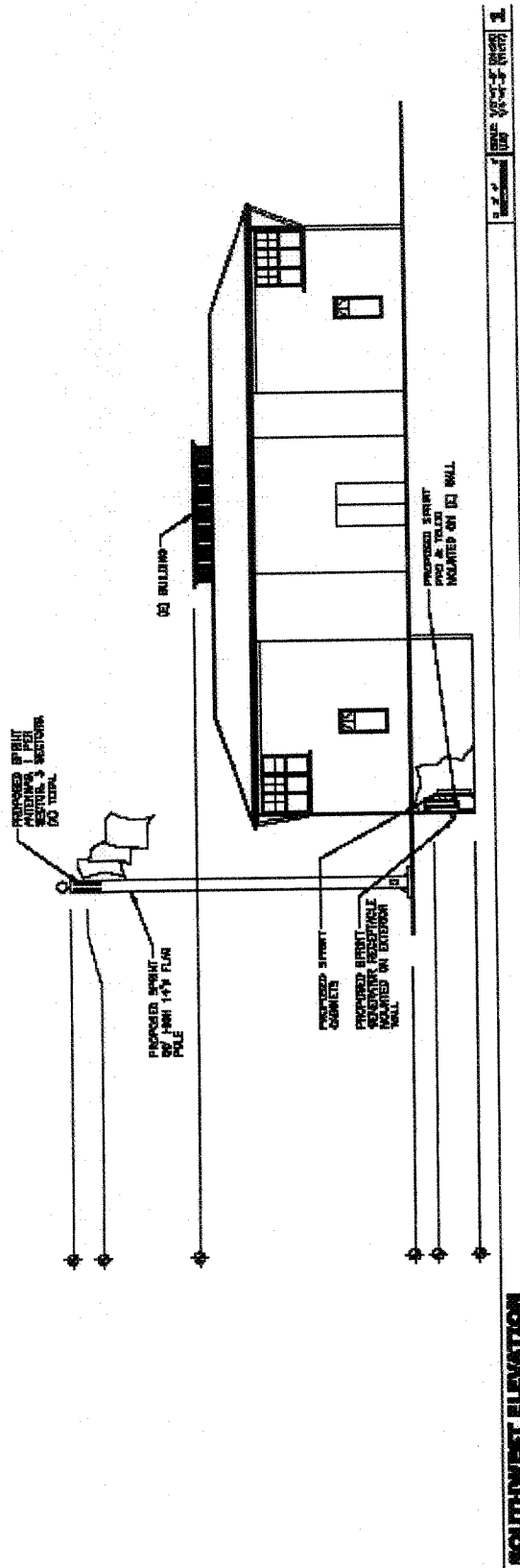




Exhibit _____
Northeast and Northwest Elevations

Project Development Plan
Bonaire Investments/ Sprint PCS



Aerial photograph showing viewpoints for the photosimulations.

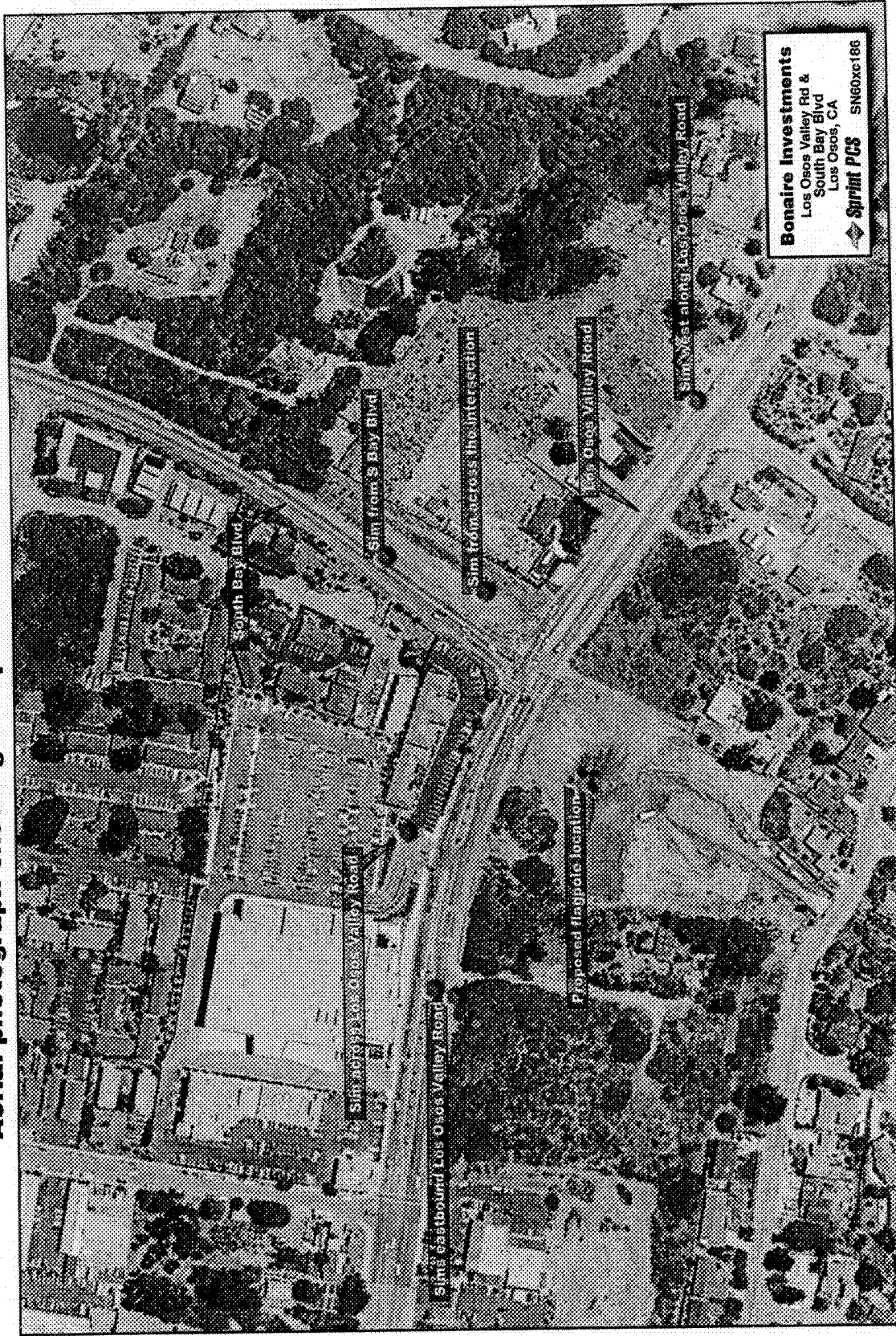
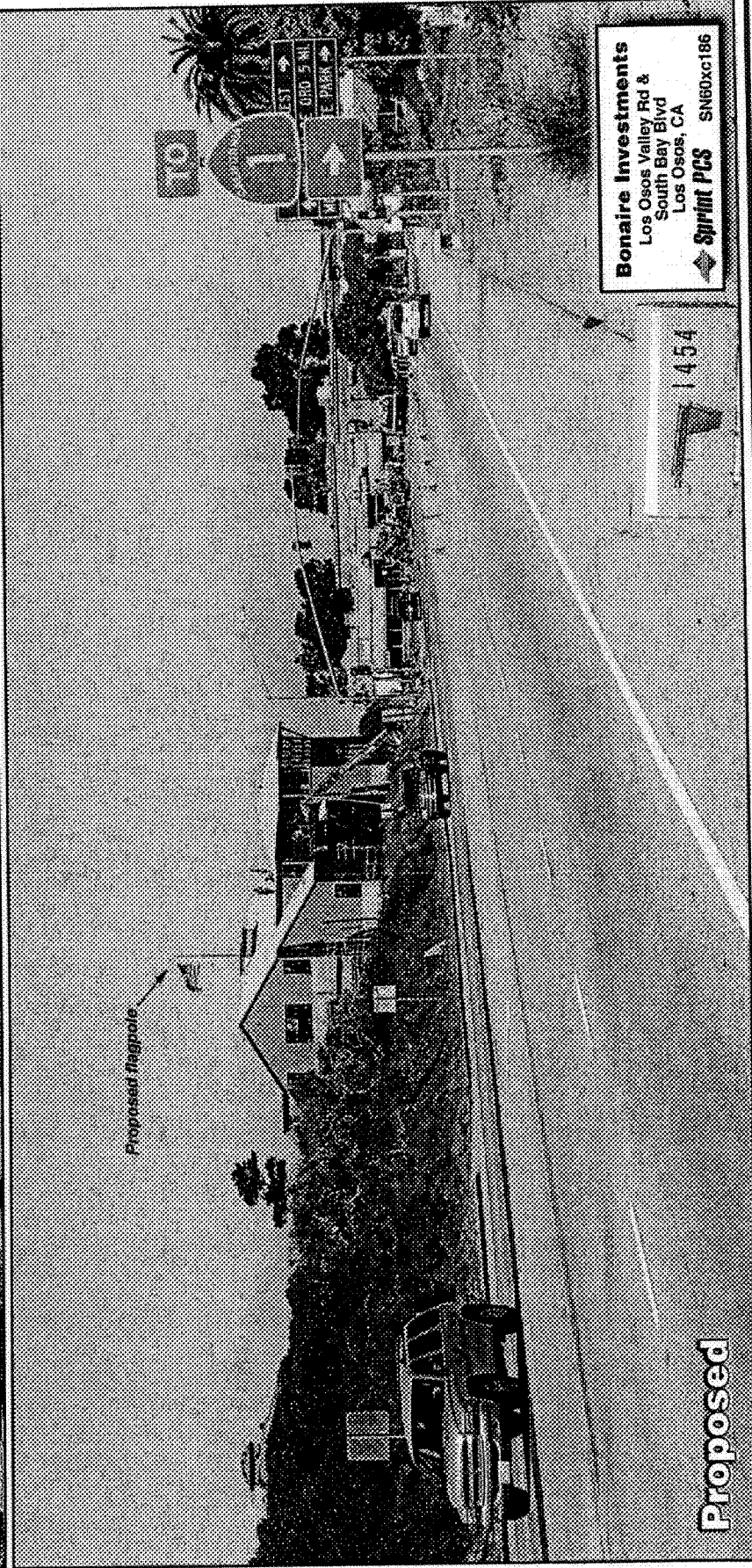
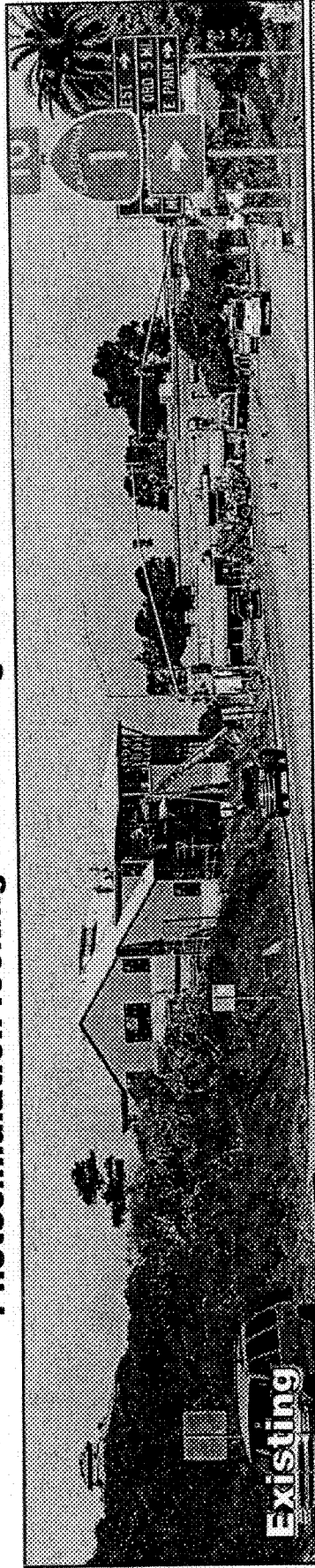


Exhibit —
Photosimulation View Points

Project —
Development Plan
Bonaire Investments/ Sprint PCS

Photosimulation looking west along Los Osos Valley Rd.



Project
Development Plan
Bonaire Investments/ Sprint PCS



Exhibit

Photosimulation looking west along Los Osos
Valley Road

3-17

Photosimulation of view from the median of eastbound Los Osos Valley Road.



Project
Development Plan
Bonaire Investments/ Sprint PCS



Exhibit
Photosimulation from the median eastbound
Los Osos Valley Road

Photosimulation of view from the shoulder of eastbound Los Osos Valley Road.

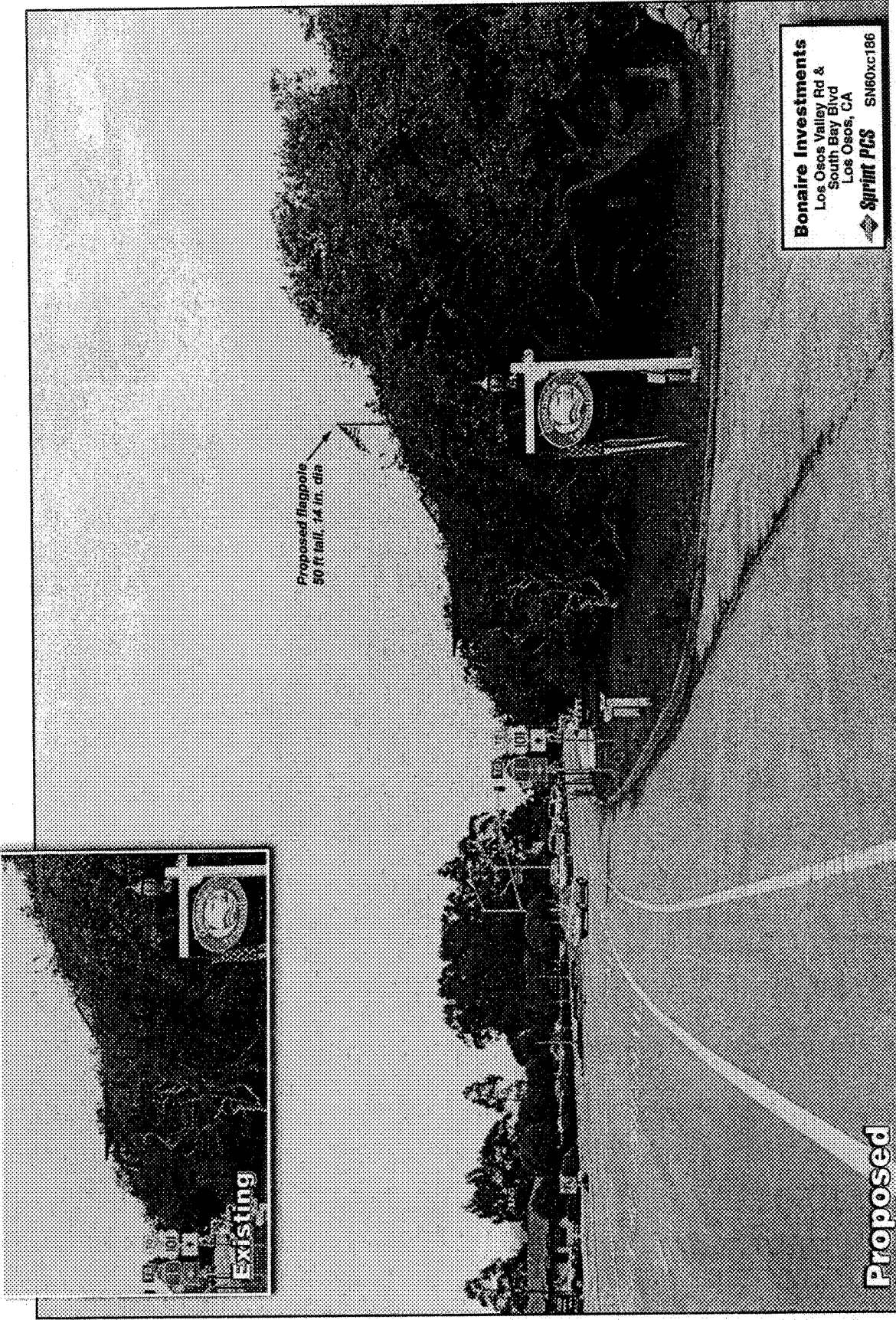


Exhibit
**Photosimulation from the shoulder of
eastbound Los Osos Valley Road**

Project
Development Plan
Bonaire Investments/ Sprint PCS

Photosimulation looking southwest across the intersection.



Proposed flagpole

Proposed

Bonaire Investments
Los Osos Valley Rd &
South Bay Blvd
Los Osos, CA
Sprint PCS SN60XC186

Project
Development Plan
Bonaire Investments/ Sprint PCS



Exhibit
Photosimulation looking southwest across intersection

3-20

Survey stake with one-foot stripes,
set in the same plane as the flagpole,
45 ft to the left

Existing

Antenna height required

—due to building interference

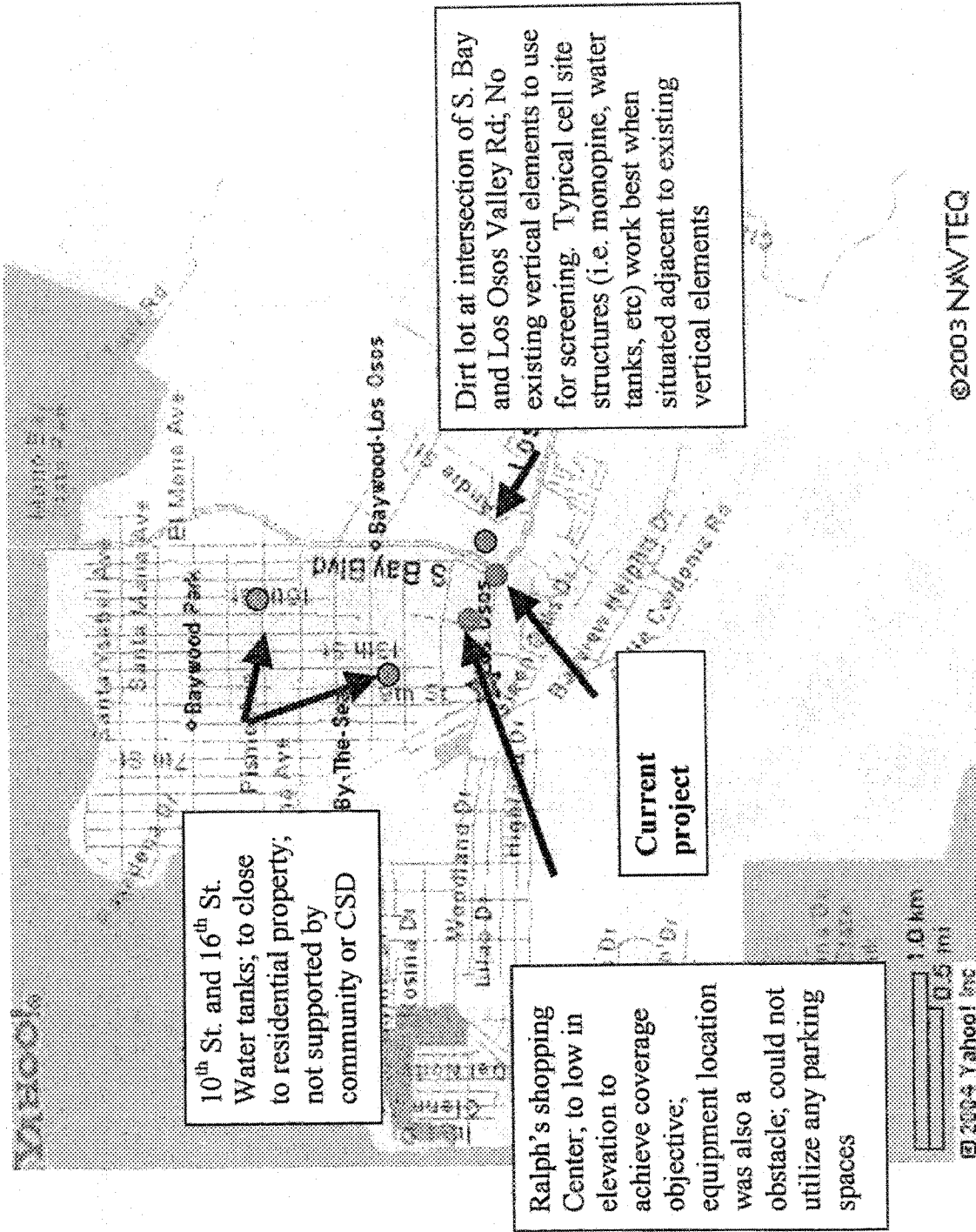
3-21

Proposed flagpole
50 ft tall, 14 in. dia

Proposed

Bonaire I
Los Osos
South
Los C
Sprint P

3-22





3-23

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED

FROM: Coastal Team - Marsha Lee JUL 16 2004
BY: MBZ
TO: LOC810
(Please direct response to the above)
Bonaire Investments
DRC2004-0008
Project Name and Number

Development Review Section (Phone: 781- 788-2009)

PROJECT DESCRIPTION: Dev. Plan/CUP - Cell Site
Install cell antennas inside a 60-ft. taper-
ed flagpole. The equipment will not be in
public view. See intro.

Return this letter with your comments attached no later than:

7/29/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
X YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
X NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

FYI: LOCSD attempted to install cell antenna's on
our 16th St. Water tanks, and received significant
outcry from public for considering this installation -
As a result of the controversy the Board of Directors
denied the installation -

Date 7/20/04

Name Victor Holanda, Utilities Manager Phone 528-9376



3-24

MEMORANDUM

TO: Department of Planning and Building
Coastal Team

FM: George J. Milanes, Utilities Manager

RE: New Project Referral

DATE: July 21, 2004

Enclosed are the completed reviews for the following project referrals to the LOCSOCS:

Project Number/Name

1. DRC2004-00008 / Bonaire Investments

Recommendation For Final Action- DRC2004-00008 / Bonaire Investments

1. FYI: LOCSOCS attempted to install cell antenna's on our 16th St. Water tanks and received significant outcry from public for considering this installation – As a result of the controversy the Board of Directors denied the installation.

Should you have any questions, please call me at 528-9376.

PROJECT REFERRAL
COMMUNITY ADVISORY COUNCIL

Date Referred:

7-14-04

3-25

Lee

Project Planner/Manager:

M Lee

788-2008

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your community group, we are enclosing a copy of the project application and plan for your preliminary review and comment. Please comment on all issues that you see may be associated with this project.

You may want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant / agent are provided on the application form that is attached.

PROJECT INFORMATION

File Number:

DRC 2004-00008

Applicant:

Sprint
Tricia Knight/AFL

Request:

STAFF COMMENTS

C.A.C. COMMENTS The attached checklist is to help you with your review. You may choose to complete the checklist as your only response to this referral.

- ☐ We have received the referral on the above-referenced project and have no comments.
- ☒ We have received the referral on the above-referenced project and have the following comments:

① Excessive Height Pursuant to CZLUD Section 23.04
1246 (3)(11) flagpoles are limited to 50 feet in height

② Consider options to flagpole including Mono Poles or sculpture

Please let us know the following:

- | | | |
|---|-----------------------------|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Does your community group want to receive notice of the public hearing for the project? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Does your community group want a copy of the staff report when the project goes to public hearing? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Does your community group want to receive notice of the final action for the project? |

Date Referral Action Taken By Community Advisory Council:

August 26



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

3-26

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

FROM: Coastal Team - Marsha Lee

7/15/04

TO: C.H.
(Please direct response to the above)

Bonaire Investments
DRC2004-0008
Project Name and Number

Development Review Section (Phone: 781- 788-2009)

PROJECT DESCRIPTION: Dev. Plan/cup -> cell site
Install cell antennas inside a 60-ft. taper-
ed flagpole. The equipment will not be in
public view. See into.

Return this letter with your comments attached no later than: 7/29/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐ YES (Please go on to Part II)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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☐ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Applicant shall submit for review and approval the hazardous materials
Business Plan for the proposed cell site to this office. Plans will
need to be approved prior to final sign-off. (Prior to issuing
what triggers has not plan - Eric Lopez, Jr. plan, prior to
final plan

7/26/04
Date

Laura Salo
Name

781-5551
Phone



Mike Wulkan

03/31/2005 03:08 PM

To: Marsha Lee/Planning/COSLO@Wings

cc:

Subject: (no subject)

3-27

FYI

Mike Wulkan

Senior Planner

San Luis Obispo County Department of Planning and Building

----- Forwarded by Mike Wulkan/Planning/COSLO on 03/31/2005 03:07 PM -----



UserAndrea1493@cs.c
om

03/31/2005 02:45 PM

To: sbianchi@co.slo.ca.us

cc: mwulkan@co.slo.ca.us, mlee@co.slo.kica.us,
locac@losososbaywoodpark..org

Subject: (no subject)

Dear Ms.Bianchi:

I have continued to research the cell phone tower radiation issues. I am increasingly alarmed at the research. I would like to refer you to research from

Mount Shasta Bioregional Ecology Center. (www.mountshastaecology.org) This is an excellent overview of the evidence, which is conclusive, of the health risks

associated with cell phone towers, as well as legal and governmental issues. The research is well-documented with an extensive bibliography.

The findings include information indicating that "these towers emit radiation (EMR) for a distance of 2 and one half miles...studies show that even at low levels of this radiation, there is evidence of damage to cell tissue and DNA, and it has been linked to brain tumors, cancer suppressed immune function, depression, miscarriage and Alzheimer's....children are at greatest risk....Over

100 physicians and scientists at Harvard and Boston University Schools of Public have called cellular towers a radiation hazard." The U.S. standard for radiation exposure from cell phone towers is among the least protective in the world. The FCC sets the standards of exposure, but "it is not a health care agency and has been criticized as an arm of the industry....scientists and advocacy

groups say that the current FCC "safe" standards are based on 1985 research and fail to consider more recent research that found brain cancer" and other serious health effects at much lower levels of radiation than the FCC indicates

as safe. Most significantly, "Other federal health agencies disagree that safe levels of exposure have been identified, much less built into the FCC standard. The EPA does not agree with the FCC standards and analysts have recommended that EMR be classified as a probable carcinogen.....The California Utility Commission has urged the cell phone industry to not towers near schools or hospitals.

"The industry lobbied Congress with \$39 million in 1996 to pass a law tht took away citixzen"s rights to oppose cell towers based on health reasons." However," the Supreme Court just made it easier for cities to say no to new cell phone towers in our neighborhoods." (A Front, David Savage, LA times March

23, 2005)

What can we do:

"We can require that they erect the minimum number required to provide adequate coverage, and be put in the safest places possible....Numerous communities

have called for moratoriums on tower construction, allowing them needed time

3-28

to study the issue and to enact strict ordinances that require the industry to respect community desires....creating cell tower Master Plans"

Do SLO county have a masterplan? I propose a moratorium be placed in this county so this important issue can be studied, and so that the public and our government officials are fully informed on the serious health risks of these towers.

Placing the proposed cell phone tower on the Van Beurden property is unsafe and unprecedented in this community. Also we were informed that additional cell

phone antennas from other companies could be placed on this tower, thereby increasing the radiation emitting from the tower.

The public must be informed and protected. The increase in cancer and particularly in childhood cancer is alarming.

Please advise me of your stand on this issue.

Thank you

Andrea Caulfield

3-29



Mike Wulkan

03/25/2005 01:27 PM

To: Marsha Lee/Planning/COSLO@Wings
cc:
Subject: Sprint Bonaire cell site

FYI.

Mike Wulkan

Senior Planner

San Luis Obispo County Department of Planning and Building

----- Forwarded by Mike Wulkan/Planning/COSLO on 03/25/2005 01:26 PM -----



UserAndrea1493@cs.c
om

03/25/2005 12:48 PM

To: mwulkan@co.slo.ca.us
cc: locac@lososobaywoodpark.org, lindeowen@earthlink.net
Subject: (no subject)

Dear Mr Wulkan:

After the LOCAC meeting last night in regard to the proposed Sprint tower located on the Van Beurden property, I have conducted some preliminary research

regarding radiation from these towers. Dr Neil Cherry has an extensive website related to this issue with comprehensive citations related to research on the health effects of these towers. Dr. Cherrys findings are alarming, they include "Symptoms of reduced immune system competence, cardiac problems, ---and

cancers, especially brain tumours and leukaemia are probable....In carrying out

health surveys, the researchers must be mindful of the actual and realistic radiation patterns from cell sites and not to make the mistake of assuming a simple uniform radial pattern."

Please review this site. I would appreciate any information you have regarding radiation exposures from the proposed antenna.

As we learned last night all the existing antennas in Los Osos are in the hills. I assume this was an attempt to reduce possible harmful radiation and health risks.

Given this information which appears conclusive we must reject this proposal.

I feel sure that when the residents of Los Osos become aware of the significant risks they will not want the antenna at that location. When I have completed further research on this matter

I will write letters to our news publications to alert the public to the dangers.

I hope you will advise the Planning Department of the dangers of the Sprint tower to the residents of Los Osos, especially children who are even more sensitive to exposure and recommend strongly against it.

Andrea Caulfield

3-30



"Duncan and Marlene
McQueen"
<dmmcqueen@charter
.net>

To: <mlee@co.slo.ca.us>
cc:
Subject: Fw: antenna, Los Osos

04/09/2005 09:09 PM

Dear Ms Lee Please don't let them put another ugly installation at our entrance to Los Osos. These people are so greedy and don't care how they ruin Los Osos. Thankyou, Marlene McQueen

----- Original Message -----

From: Duncan and Marlene McQueen

To: sbianchi@co.slo.ca.us

Sent: Saturday, April 09, 2005 9:05 PM

Subject: antenna, Los Osos

Dear Ms Bianchi I think having the antenna on Los Osos Rd is a very poor idea. The owners of the property must be very greedy to even consider ruining Los Osos with such an installation. Thankyou Mrs Marlene McQueen

3-31



"Bill"
<bill.garfinkel@sbcglo
bal.net>

03/25/2005 10:57 AM

To: <mlee@co.slo.ca.us>
cc: "Mike Wulkan" <mwulkan@co.slo.ca.us>, "Carole Maurer"
<caroleoso@aol.com>
Subject: Bonaire/Sprint Antenna Site

Marsha

At LOCAC's March meeting we discussed this project again in light of the story pole that you arranged to be erected.

LOCAC had reached out to the community through email and newspaper articles to get responses to this pole. After a long period of discussion that included public input, LOCAC voted 5 For, 5 Against and 1 Abstain. A second vote could not resolve the tie. My assumption is that, although LOCAC had voted in favor of this project before, the visual impact of the story pole and consideration of some of the opinions from the community were sufficient to change the minds of several of the board members.

Bill Garfinkel
Chairperson, LOCAC Land Use Committee

--

No virus found in this outgoing message.
Checked by AVG Anti-Virus.

Version: 7.0.300 / Virus Database: 266.8.0 - Release Date: 3/21/2005

3-32

Shirley Bianchi

04/11/2005 09:48 AM

To: UserAndrea1493@cs.com

cc: mlee@co.slo.ca.us, mwulkan@colslo.ca.us, sierra8@charter.net

Subject: Re: Fwd: (no subject)

Dear Andrea -- I don't know yet how I plan to vote. Thank you for this information. Shirley
UserAndrea1493@cs.com



UserAndrea1493@cs.c
om

04/06/2005 05:06 PM

To: sbianchi@co.slo.ca.us

cc: mlee@co.slo.ca.us, sierra8@charter.net, mwulkan@colslo.ca.us

Subject: Fwd: (no subject)

Dear Ms Bianchi:

I am forwarding you this information re cell phone towers. I hope you will study this issue and vote for a moratorium of cell phone placement until the county institutes strict ordinances and a master plan including appropriate placement of towers. There is no question in my mind that if this cell phone is

placed in our community, more will be on the way. There also is no question that

we are being exposed to radiation which study after study indicates creates a cancer risk.

Please say no to this tower. The public must be educated and we need you to act to protect the residents of Los Osos and the entire county.

How do you plan to vote. I have previously referred you to

www.mountshastaecology.com for an excellent study of the entire cell phone issue.

I have also

referred you to David Savages article in the LA times A Front, March 23. Based on a

Supreme court ruling

which stated localities can say no to to new cell phone towers in their communities.

Thank you for your examination of this very important issue.

Andrea Caulfield

Return-Path: <northstarzone@yahoo.com>

Received: from rly-xj05.mx.aol.com (rly-xj05.mail.aol.com [172.20.116.42]) by air-xj02.mail.aol.com (v104.18) with ESMTP id MAILINXJ21-526424f043d113; Sat, 02 Apr 2005 15:45:04 -0500

Received: from web52806.mail.yahoo.com (web52806.mail.yahoo.com [206.190.39.170]) by rly-xj05.mx.aol.com (v104.18) with ESMTP id MAILRELAYINXJ58-526424f043d113; Sat, 02 Apr 2005 15:44:45 -0500

Received: (gmail 15662 invoked by uid 60001); 2 Apr 2005 20:44:45 -0000

Comment: DomainKeys? See <http://antispam.yahoo.com/domainkeys>

DomainKey-Signature: a=rsa-sha1; q=dns; c=noews; s=s1024; d=yahoo.com; b=6dX40T7blephyvOB1UKkaVHRZY4GkzIukma5VhJLq3ESL6Ii0hrWD63stsH/v75/mKhXvh2p6LGs xCMzOo09f9e2AdxMIPKafLpntEcCewQNWGyimCWiwXSCzW6J0n0cQqXhK3OsxRdp92qQpzUfJ22M+N kEUW2NHFwt9klXpk0= ;

Message-ID: <20050402204445.15659.gmail@web52806.mail.yahoo.com>

Received: from [69.16.84.17] by web52806.mail.yahoo.com via HTTP; Sat, 02 Apr 2005 12:44:44 PST

Date: Sat, 2 Apr 2005 12:44:44 -0800 (PST)

From: James Starfield <northstarzone@yahoo.com>

Subject: Re: (no subject)

To: UserAndrea1493@cs.com

In-Reply-To: 6667

MIME-Version: 1.0

3-33

X-AOL-IP: 206.190.39.170
X-Mailer: Unknown (No Version)
Content-Type: text/plain; charset=us-ascii

Andrea,

The electromagnetic radiation emitted by the towers and mobile telephones affect living cells. A study earlier this year published in the International Journal of Oncology suggests that mobile phone users have a 30 percent risk of brain tumors that occur close to the year used for phone listening.

Earlier studies show that leukemia cells begin growing dramatically during exposure to mobile phone radiation.

Nematode worms in the earth around the base of towers release stress hormones, grow larger than normal and produce more eggs; a natural sign that the creatures are threatened by the radiation. The cell phone companies have since come out with new studies that show that public health is in little or no risk of danger from cell phone radiation exposure. But are these objective studies? Remember that the cell phone industry is a highly competitive and expanding industry where a lot of money is at stake. Money in the hands of corporation giants has a tendency to cover up a lot of sin.

The studies above were done with old, quickly disappearing technology. Consider the new, high-tech cell phones that have the power to send messages and photo images through the air. Dutch researchers recently studied 72 radiation exposed volunteers in laboratories that used both the "traditional" and the new high-tech cell phones without telling them which type of radiation they were being exposed to. Of the 72 people who participated in the study, half experienced nausea, headaches and a tingling sensation from the radiation level of the new cell phone towers. The radiation level from those traditional cell phone towers brought no noticeable physical effects. Researcher Maarten Lortzer said the findings "were very unexpected. It means that there are a whole lot of other questions coming up." The research team now wants to know if the old towers are replaced with new ones to service the popular new phones, what will it do to people living in the neighborhood.

The fact that the old towers are bombarding our bodies with unnecessary levels of new radiation already shown to cause problems in living cells was enough to chase us away from buying a house within viewing distance. The thought of living within a few miles of one of these new high-tech towers gives me the jitters. And the probability of everybody in the country having to accept life in the sick lane, to accommodate the mass desire to constantly keep in verbal, physical and written touch, boggles the mind. To assure that the cell phones work everywhere, the towers will have to

3.34

be erected almost everywhere.

-James

--- UserAndrea1493@cs.com wrote:

> Do you have any information re studies of cell phone
> towers and radiation
> dangers.
> There is a proposal in my community to place a tower
> in our community. Do you
> know anything about the cumulative effects of
> several towers. Is there
> increased risk when the towers are placed in the
> community vs. out of town, in the
> hills as in this area. I live in the small community
> of Los Osos, Ca.
> Thank you for your help
> Andrea Caulfield
>

Yahoo! Messenger

Show us what our next emoticon should look like. Join the fun.
<http://www.advision.webevents.yahoo.com/emoticoncontest>

3-35

 Mike Wulkan

04/11/2005 10:11 AM

To: "Haight's" <haight@slonet.org>
cc: Marsha Lee/Planning/COSLO@Wings
Subject: Re: Antenna in Los Osos

Dear Lawrence and Della Haight,

Your comment will be forwarded to the Planning Commission for its consideration during the upcoming hearing.

Mike Wulkan
Senior Planner
San Luis Obispo County Department of Planning and Building
"Haight's" <haight@slonet.org>



"Haight's"
<haight@slonet.org>
04/11/2005 09:47 AM

To: mwulkan@co.slo.ca.us
cc: haight@slonet.org
Subject: Antenna in Los Osos

Please vote AGAINST the antenna in Los Osos. It will be an eyesore.

Thank you

Lawrence W. Haight
Della A. Haight
1595 Los Osos Valley Road
Los Osos CA 93402

3-34

Apr. 15, 2005

Attention: Marcha Lee, Cell Tower Planner.
San Luis Obispo County Dept. of Planning &
Building, Co. Government Center.

Regarding: Sprint/Van Beurden cell phone
tower. (Los Osos) (DRC 2004-00008) Planning
Commission agenda, Apr. 28, 2005.

I wish to express my views on this matter
to the Planning Commission and Supervisor
Bianchi as follows: Extensive research
by local people concerned with this cell
phone tower indicates that:

1. Cell phone service will not be appreciably
improved. It is not needed.
2. Permitting this tower will open Los Osos
to the distinct possibility of more cell
towers. If you permit this one in Downtown
Los Osos how can you deny others. Keep them
on top of the hills, away from people.
3. The U.S. Supreme Court has recently ruled
that local governments have the right
to deny cell towers where deemed not a
public benefit.
4. Los Osos has no guarantee that this
cell tower will not sprout additional
antennas on top, contrary to assurances
from Sprint.
5. Study after study state conclusively that
there are serious health risks associated
with cell phone antenna towers.

^{2.}
3-37

6. This hearing should be postponed until much more indepth information is gathered by the Planning Department regarding public risk versus any possible benefit to the public.
7. The people of Los Osos and those that visit need to be assured that San Luis Obispo County Government takes the responsibility seriously of making sure that the people are protected not exploited.

George L. Taylor
423 Mitchell Dr.
Los Osos, Ca. 93402

C.C. Supervisor, Shirley Bianchi
Pamela Heatherington

**DRAFT LOS OSOS COMMUNITY ADVISORY COUNCIL MINUTES
MARCH 24, 2005, 7:00 PM,
SOUTH BAY COMMUNITY CENTER, LOS OSOS, CA**

1. **Call to Order.** The meeting was called to order by Carole Maurer at 7:05 pm.
2. **Roll Call.** Jan Di Leo, Secretary, called the role:
LOCAC Members Present: Terry Benko, Jan Di Leo, Gary Dove, Bill Garfinkel, Carole Maurer, Linde Owen, Richard Parker, Sherri Patton, John Perkins, Keith Swanson, and Mike Tutt.
LOCAC Members Absent: None
3. **Approval of the February 24, 2005 Minutes (Workshop & Regular Meeting).** *Garfinkel moved for approval of the minutes (dated 03/12/05) as provided. The motion was seconded by Parker. The motion carried unanimously.*
4. **Treasurer's Report.** Dove reported LOCAC has \$781.41 in their account.
5. **Chairperson Announcements.** Maurer noted:
 - a. A joint LOCAC/LOCSD meeting is scheduled for Thursday, March 31, 2005, at 7:00 pm. Discussion items are:
 1. Financing the Los Osos Library.
 2. The County's Growth Cap Ordinance.
 3. An Update on the Estero Plan.
 4. LOCAC's mission, goals, and organization.
 5. LOCSD matters.
 - b. Comments on the Diablo Steam Generator EIR are due May 5, 2005.
 - c. Sign-up sheets for LOCAC committees are available.
6. **County Reports.**
 - a. **Sheriff – Robert Burgeson.** Sheriff was not present - No Report.
 - b. **Supervisor Bianchi.** Bianchi had notified Maurer she had another meeting and would arrive late.
 - c. **Public Works.** Public Works was not present - No Report.
 - d. **Planning – Mike Wulkan.** Reported the Board of Supervisors denied the appeal on the Santa Ysabel Traffic Calming Project. The project will be moving forward.
7. **LOCSD Report – Gordon Hensley.** Discussed the Los Osos Fire Tax. He noted ballots would be available on roughly March 1st. The ballots are due back to the Clerk by May 3rd, 5:00 pm. Los Osos voters must approve the tax by a 2/3 vote.
8. **Agenda Items**
 - a. **Bonaire Tower 3 panel antenna (DRC 200400008).** Garfinkel noted the Bonaire story pole had been erected, and provided some background on LOCAC's previous review. As currently proposed Sprint would make the tower shorter and slightly thicker in diameter, i.e., the tower would be 14 inches in diameter and 50 feet tall. Garfinkel had received 32 emails. The comments he received indicated: 9 people wanted no tower, 6 people wanted a bare tower (no flag), 8 people wanted a flag, 2 people wanted the tower located somewhere else onsite, and 7 people wanted an antenna tree. He also conducted interviews at Ralphs. Comments were as follows: 1 person wanted no tower, 6 people wanted to keep it bare, and 2 people wanted a flag. A representative from Sprint answered questions/comments. Members of the public raised various issues including: aesthetics, whether the tower could be used for other carriers, health concerns, the proposed location, and whether the antenna should have a flag. Some people expressed concern, others had barely noticed the story pole. *Benko made a motion recommending approval of a 50 foot high, 14 inches wide, cell tower at the Bonaire site with the provisions: (1) the antenna should be an appropriate gray color,*

thinner from reduced 16" to 14"

and (2) a flag is not required, but if there is a flag, the flag should be the Los Osos or California flag. Garfinkel seconded the motion. The vote resulted in a tie, i.e., 5 yes votes (Benko, Di Leo, Dove, Garfinkel, and Perkins), 5 no votes (Maurer, Owen, Parker, Patton, and Swanson), and 1 abstention (Tutt).

- b. **Concept Plan for Sunnyside Property.** Maurer introduced Jeff Edwards. She noted Edwards would be describing a concept plan tonight, and clarified that LOCAC is not approving plans for Sunnyside tonight, only reviewing potential concepts. Jeff Edwards then provided background and a short presentation regarding his long-term vision for the Sunnyside property. He noted he has been leasing Sunnyside since March 2004. Edwards vision includes a community pool, commercial and residential development, the possible relocation of the Los Osos Fire Station, and the possible relocation of the Los Osos Library. Members of the public and LOCAC asked questions and provided comments. Marilyn Rogers, representing San Luis Coastal Unified School District, commented the School Board is not interested in selling Sunnyside at this time. The School Board is only interested in maintaining a long-term lease.
- c. **Bylaw Changes.** Garfinkel provided the second reading of proposed LOCAC bylaw changes. He then made a motion for approval of the bylaw changes as read. Dove seconded the motion. The motion carried by a 11 to 0 vote. The approved bylaw changes are attached.

9. **General Public Comment (items not on the agenda).**

A member of the public noted there is a registered sex offender living in Los Osos. There was also a comment the Los Osos Library should stay in its current location.

10. **LOCAC Committee Reports.**

- a. **HCP Special Committee.** Tutt, as chair of the committee, noted he will convene a meeting next month and report back at the April 28th LOCAC meeting.
- b. **Election & Bylaw.** Parker suggested LOCAC members review the 18 items he previously sent. These items should then be scheduled for LOCAC's review. Parker will be working on transferring the election procedures to the Policies and Procedures Manual. If people have ideas they should contact him.
- c. **Trees & Landscape.** Owen had a meeting but no one showed.
- d. **Community Outreach.** Swanson noted he did not have a meeting in March. He will probably conduct a meeting every other month.
- e. **Parks and Recreation.** The Committee is meeting the first Monday of the month at 6:45 pm at Washington Mutual. Patton is requesting that each committee member pick a passion. Maurer requested a meeting report.
- f. **Transportation & Circulation.** Dove has been working with Bob Semonsen. He will be getting a map from Public Works.
- g. **Land Use.** Garfinkel discussed the following projects:
 1. *Starr, 1535 Valley View Lane (D01061P).* Land Use recommends acceptance without further LOCAC comment.
 2. *LOCSD, 1701 Los Osos Valley Road Lift Station (SUB 2004-00232).* Land Use recommends acceptance without further LOCAC comment.
 3. *Church of Christ (DRC2003-00040).* Land Use recommends this item come before the full LOCAC in April.

Garfinkel made a motion to accept Land Use's recommendations. Di Leo seconded the motion. The motion carried by a 11-0 vote.

Swanson recommended that all land use projects be included in the regular agenda. Di Leo suggested perhaps they could be listed as consent items instead. That way small items could be pulled and discussed by a LOCAC member; however, there would be no need to discuss

all items unless there was interest. There was general consensus this would address Swanson's concern.

11. **LOCAC Member Comments.** Dove indicated he arrives early to set-up the Community Center. LOCAC should decide how the room should be set-up. There was general consensus the LOCAC tables should be located near the windows. Perkins indicated his support for the proposed Fire Tax. Benko noted a previous skate park meeting was well attended (27 people). She will give more details at the next LOCAC meeting.
12. **Adjourn.** The meeting was adjourned at ~10:45 pm.

The minutes were submitted by Jan Di Leo 04/16/05.

ATTACHMENTS:

1. Attachment A – Bylaw Changes
2. Land Use Committee Report for March 2005

3-41

**Sprint PCS • Proposed Base Station (Site No. SN60xc186B)
1337 Los Osos Valley Road • San Luis Obispo, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Sprint PCS, a personal wireless telecommunications carrier, to evaluate the base station (Site No. SN60xc186B) proposed to be located at 1337 Los Osos Valley Road in San Luis Obispo, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent Institute of Electrical and Electronics Engineers ("IEEE") Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes nearly identical exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30-300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "cabinets") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are



3-42

**Sprint PCS • Proposed Base Station (Site No. SN60xc186B)
1337 Los Osos Valley Road • San Luis Obispo, California**

installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Sprint, including zoning drawings by AFL Wireless Services, dated August 23, 2004, it is proposed to mount three EMS directional panel PCS antennas on a new 50-foot steel flag pole to be located at 1337 Los Osos Valley Road in San Luis Obispo. The antennas would be mounted with 2° downtilt at an effective height of about 47 feet above ground, with one Model RR90-17-VDPL2 antenna oriented toward 0°T and two Model RR65-18-VDPL2 antennas oriented toward 110°T and 270°T. The maximum effective radiated power in any direction for Sprint would be 1,230 watts, representing two channels operating simultaneously at 615 watts each. There are reported no other wireless telecommunications base stations nearby.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Sprint operation is calculated to be 0.0017 mW/cm², which is 0.17% of the applicable public limit. The maximum ambient RF level on the roof of the nearby building* is calculated to be 0.018 mW/cm², which is 1.8% of the applicable public limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels.

No Recommended Mitigation Measures

Since they are to be mounted on a tall pole, the Sprint antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure

* Located about 17 feet away, based on the drawings.



3-43

**Sprint PCS • Proposed Base Station (Site No. SN60xc186B)
1337 Los Osos Valley Road • San Luis Obispo, California**

guidelines. It is presumed that Sprint will, as an FCC licensee, take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

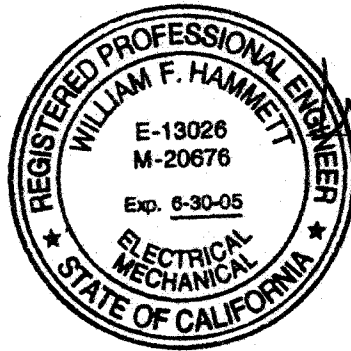
Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by Sprint PCS at 1337 Los Osos Valley Road in San Luis Obispo, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2005. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

October 11, 2004



William F. Hammett
William F. Hammett, P.E.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

SP186B570
Page 3 of 3

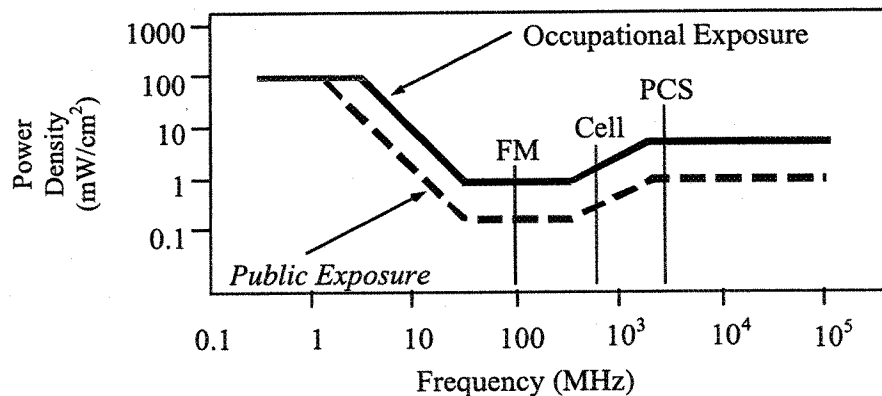
3-44

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is defined by the distance, D, from an antenna beyond which the manufacturer's published, far field antenna patterns will be fully formed; the near field may exist for increasing D until some or all of three conditions have been met:

$$1) D > \frac{2h^2}{\lambda} \quad 2) D > 5h \quad 3) D > 1.6\lambda$$

where h = aperture height of the antenna, in meters, and
 λ = wavelength of the transmitted signal, in meters.

The FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density } S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \text{ in mW/cm}^2,$$

where θ_{BW} = half-power beamwidth of antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates distances to FCC public and occupational limits.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
 RFF = relative field factor at the direction to the actual point of calculation, and
 D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.





3-46

COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (ML)

ENVIRONMENTAL DETERMINATION NO. ED04-320

DATE: February 24, 2005

PROJECT/ENTITLEMENT: Bonaire Investments/Sprint PCS Development Plan DRC2004-00008

APPLICANT NAME: AFL Telecommunications for Sprint PCS

ADDRESS: 167 Technology Drive, Irvine, CA, 92618

CONTACT PERSON: Same as applicant

Telephone: 949-265-4200

PROPOSED USES/INTENT: Request by Bonaire Investments/Sprint PCS to allow for construction and operation of an unmanned wireless telecommunications facility consisting of 3 panel antennas within a 50 foot high, 14 inch diameter flagpole, and associated equipment within the basement of an existing building, which will result in the disturbance of approximately 500 square feet of an approximate 1.7 acre parcel. The project is within the Office and Professional land use category.

LOCATION: The project is located at 1337 Los Osos Valley Road at the intersection of South Bay Boulevard, in the community of Los Osos. The site is in the Estero Planning Area.

Supervisory District 2.

Assessor Parcel Number: 074-314-011

Date Accepted: February 8, 2005

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on March 10, 2005

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

3-47

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Bonaire Investments/Sprint PCS DRC 2004-00008;
ED04-320

Project Applicant

Name: AFL Telecommunications for Sprint PCS
Address: 167 Technology Drive
City, State, Zip Code: Irvine, CA 92618
Telephone #: 949-265-4200

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☒ (X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. ____ .
- ☐ () Other: ____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 2/17/05

3-48



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Bonaire Investments/Sprint PCS Development Plan
ED04-320; DRC2004-00008

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Marsha Lee
Prepared by (Print)

Marsha Lee
Signature

Feb 17, 2005
Date

John Nall
Reviewed by (Print)

John Nall
Signature

Ellen Carroll,
Environmental Coordinator
(for)

2/17/05
Date

3-49

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by Bonaire Investments / Sprint PCS for a Development Plan / Coastal Development Permit to allow the construction and operation of an unmanned wireless telecommunications facility consisting of 3 panel antennas within a 50-foot high, 14 inch diameter flagpole, and associated equipment within the basement of an existing building. The project will result in the disturbance of approximately 500 square feet of an approximately 1.7 acres parcel. The project is within the Office & Professional land use category and is located at 1337 Los Osos Valley Road at the intersection of South Bay Boulevard, in the community of Los Osos. The site is in the Estero Planning Area.

ASSESSOR PARCEL NUMBER(S): 074-314-011

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Los Osos

LAND USE CATEGORY: Office and Professional

COMBINING DESIGNATION(S): Local Coastal Plan/Program, Central Business District
, Archaeologically Sensitive

EXISTING USES: Commercial use

TOPOGRAPHY: Nearly level

VEGETATION: Ornamental landscaping

PARCEL SIZE: 1.7 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Commercial Retail; commercial use	<i>East:</i> Residential Single Family; residential
<i>South:</i> Residential Single Family; residential	<i>West:</i> Residential Single Family; residential

3.50

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project includes the installation of wireless telecommunications antennas inside a new flagpole and equipment in the basement of an existing office building. The flagpole is visible from Los Osos Valley Road and South Bay Boulevard. The applicants original proposal included a 60 foot tall, 16 inch diameter flagpole.

Impact. A Visual Impact Assessment and evaluation of the photo simulations were completed by the Morro Group, dated December 2004 and January 18, 2005. The project will be potentially seen from much of the surrounding area, and will be highly visible from important roadway corridors and within the community of Los Osos. The project is located at a gateway to the community. The visual impact assessment recommended reduction of the pole diameter to 12 inches and reduction of the pole height to 40 feet to reduce short and long term visual impacts caused by visibility of the proposed flag pole/antennas. The radio frequency requirements and width of the antennas do not allow these reductions. The applicant has revised the plans to reduce the height to 50 foot, and 14 inch diameter flagpole. The diameter of the pole has been reduced from 16 inches to 14 inches and will be painted grey to blend with the sky. The flagpole is a stealth design and was chosen over a monopine structure because the tree design was not in close enough proximity to the existing trees.

Mitigation/Conclusion. The County has determined the revisions to be sufficient to reduce the impacts to a less than significant level because the flagpole is located in the center area of commercial buildings, set back from the public roads and would appear as a complimentary feature of the commercial building development.

3-51

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: (inland) (% slope) (% slope) (% slope) (coastal)
 Baywood fine sand (9-15%) (% slope) (% slope)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "VI" , and the "irrigated soil class is "IV".

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and

3.52

establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 500 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Morro Manzanita (*Arctostaphylos morrdensis*), Jones's Layia (*Layia jonesii*), and San Luis Obispo Monardella (*Monardella frutescens*)

Wildlife: Morro Bay Kangaroo Rat (*Dipodomys Heermanni Morroensis*)

Habitats: None

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

3-53

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present. Paleontological resources are known to exist in the area.

Impact. A Phase I (surface) survey, and Phase 2 evaluation was conducted (Bertrando & Bertrando, February and July 2003) for the commercial complex project approval. Evidence of cultural materials was noted on the property. A Phase 3 Data Recovery and Mitigation was conducted by Bertando & Bertrando Research Consultants, October 31, 2004 prior to construction of the commercial buildings. The proposed telecommunications flagpole is within the limits of the previous archaeological studies and recovery work. Impacts to historical or paleontological resources are not expected with implementation of monitoring conditions.

Mitigation/Conclusion. The project has been conditioned for monitoring during construction. Implementation of the mitigation measures will reduce archaeological impacts to a level of insignificance.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Include structures located on expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3-54

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is gently sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered high.

Active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils. There is no evidence that measures above what will already be required by ordinance or code are needed. Additionally, the applicant is not proposing habitable structures.

DRAINAGE - The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (Los Osos) from the proposed development is approximately .83 miles to the southeast. As described in the NRCS Soil Survey, the soil is considered well drained. No additional drainage requirements are required. The equipment is located in the existing building.

SEDIMENTATION AND EROSION - The soil types include: (coastal)
Baywood fine sand (9-15%)

As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics.

Impact. As proposed, the project will result in the disturbance of approximately 500 square feet.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.55

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project proposes the use of potentially hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. The project has been conditioned to provide a hazardous materials business plan which are anticipated to reduce potential impacts to a level of insignificance.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is within close proximity to Los Osos Valley Road and South Bay Boulevard vehicular noise sources. The unmanned telecommunications facility will not produce a significant level of noise. The project will not conflict with any sensitive noise receptors (e.g., commercial/office). The project will not generate significant stationary or transportation-related noise sources, therefore, no significant noise impacts are expected to occur.

3-56

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The telecommunications facility does not displace existing housing or people. No significant population and housing impacts are expected to occur.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3-57

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire (South Bay Fire Department) station is approximately (na) miles to the east. The closest Sheriff substation is in Los Osos, which is approximately .50 miles from the proposed project. The project is located in the San Luis Coastal Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan does not show a future trail being considered on the subject property. There are no recreational resources in the vicinity of the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource and will not create a significant need for additional park or recreational resources.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3-58

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Construction equipment and occasional maintenance vehicles will use Los Osos Valley Road to access the proposed project area. LOVR is an arterial operating at an acceptable level of service. No other trips will be generated by the proposed facility. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety. Referrals were sent to Public Works/Caltrans. No significant traffic-related concerns were identified and no mitigation measures are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed unmanned telecommunications facility will not generate wastewater, therefore impacts to wastewater and wastewater disposal are not applicable.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3-59

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Surface Water. No drainages are located within or adjacent to the area proposed for disturbance.

The topography of the project is nearly level. The closest creek from the proposed development is approximately .85 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Water Resources. The proposed unmanned telecommunications facility is not anticipated to use any local water services or sources.

Impact. The proposed telecommunications facility is sited an adequate distance from the closest creek. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. No additional measures are considered necessary and potential water quality impacts are insignificant.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3-60

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3-61

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

3.62

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	In File**
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Los Osos Community Service District	In File**
<input checked="" type="checkbox"/>	Other <u>South Bay Fire</u>	None
<input checked="" type="checkbox"/>	Other <u>LOCAC</u>	In File**

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan
<u>County documents</u>	<input type="checkbox"/> and Update EIR
<input type="checkbox"/> Airport Land Use Plans	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> Annual Resource Summary Report	<u>Other documents</u>
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin - Region 3)
<input checked="" type="checkbox"/> Land Use Ordinance	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Real Property Division Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

3-63

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Phase I (surface) survey, and Phase 2 evaluation was conducted (Bertrando & Bertrando, February and July 2003).

Phase 3 Data Recovery and Mitigation, by Bertando & Bertrando Research Consultants, October 31, 2004.

A Visual Impact Assessment and evaluation of the photo simulations, completed by the Morro Group, dated December 2004 and January 18, 2005.

3-64

Exhibit B - Mitigation Summary Table – DRC 2004-00008

Archaeology

CR-1 In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the Environmental Coordinator.
- b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

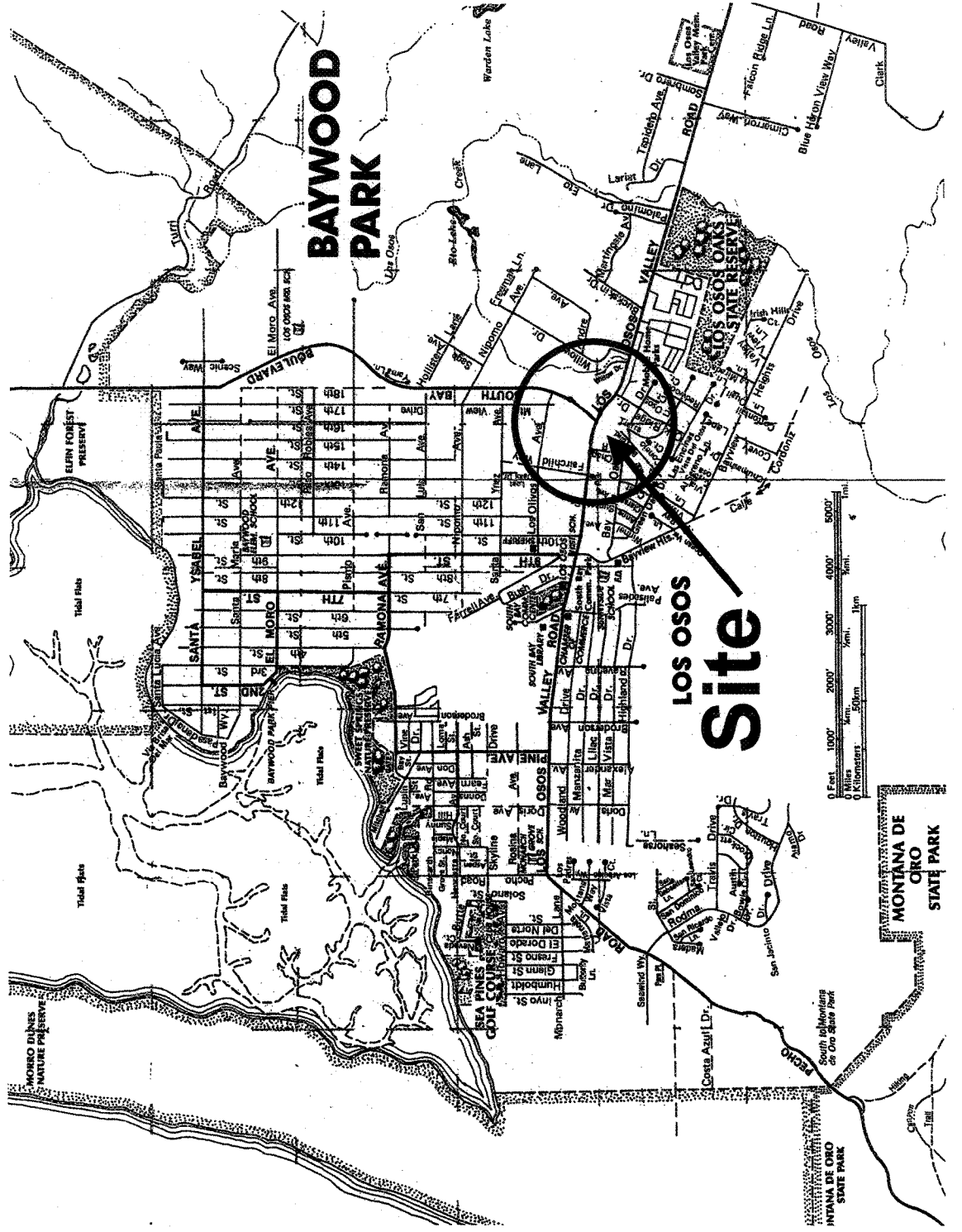
Visual and Aesthetic Impacts

V-1 **Prior to final inspection**, the flagpole will be painted a dull gray (Frazee Madison Gray, or equivalent) to blend with the sky.

Hazards/Hazardous Materials

H -1 **Prior to issuance of building permit**, the applicant shall submit for review and approval by environmental health, a hazardous materials business plan.

H- 2 **Prior to final inspection**, Environmental Health will verify implementation of Hazardous Materials Business Plan.



Project
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Bonaire Investments/ Sprint PCS



Exhibit
Vicinity Map



3-67

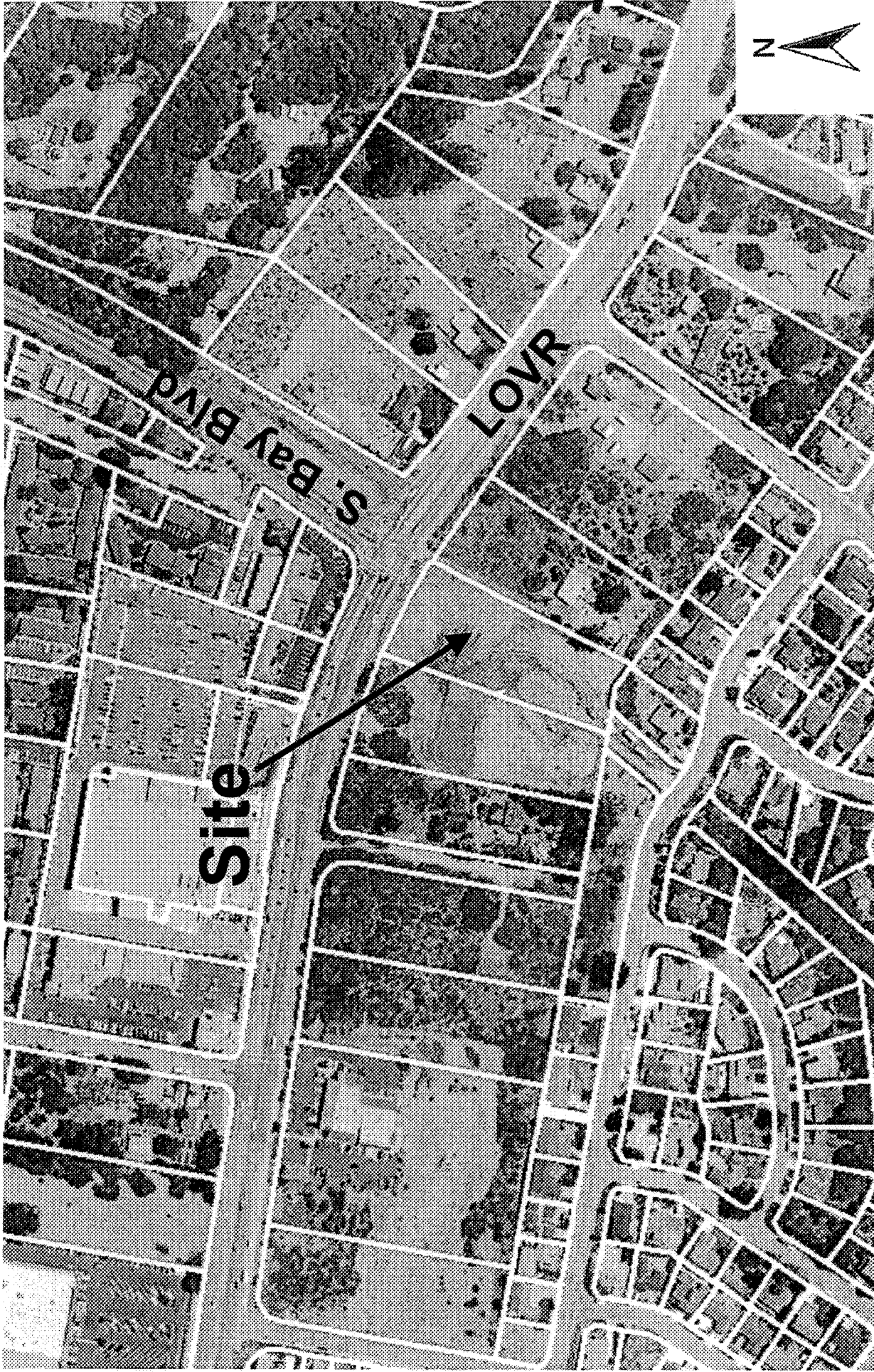
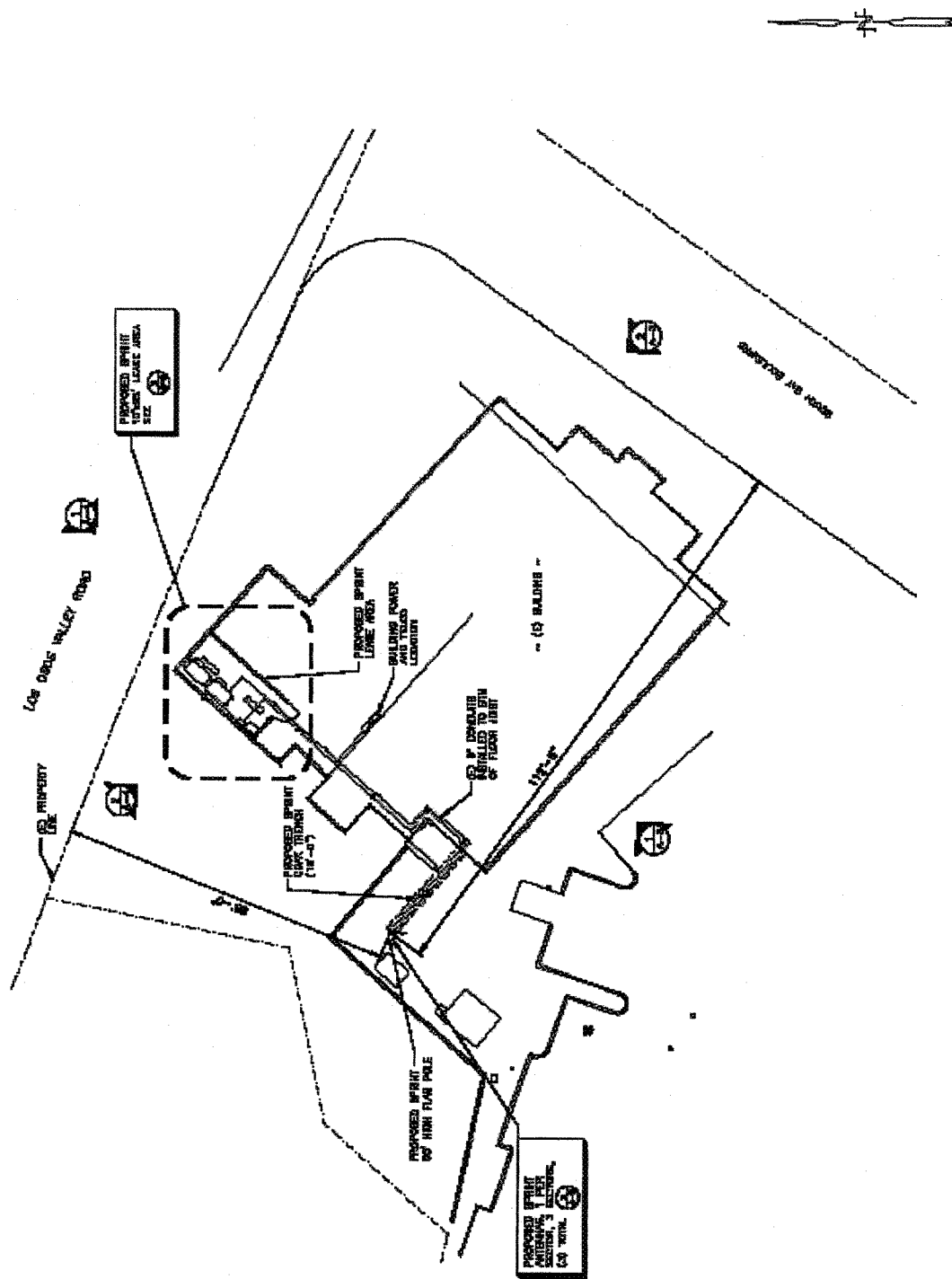


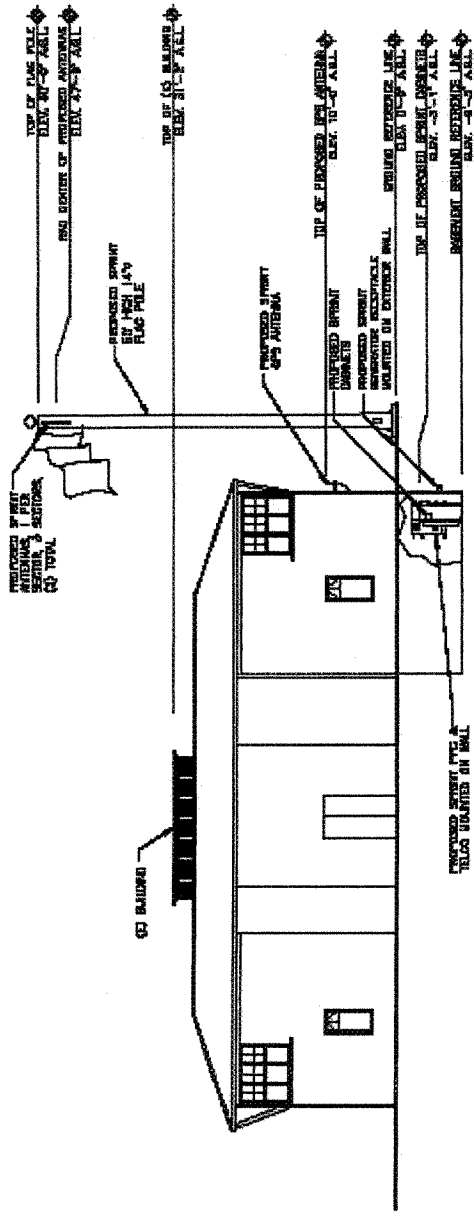
Exhibit
Aerial View



Project
Development Plan
Bonaire Investments/ Sprint PCS

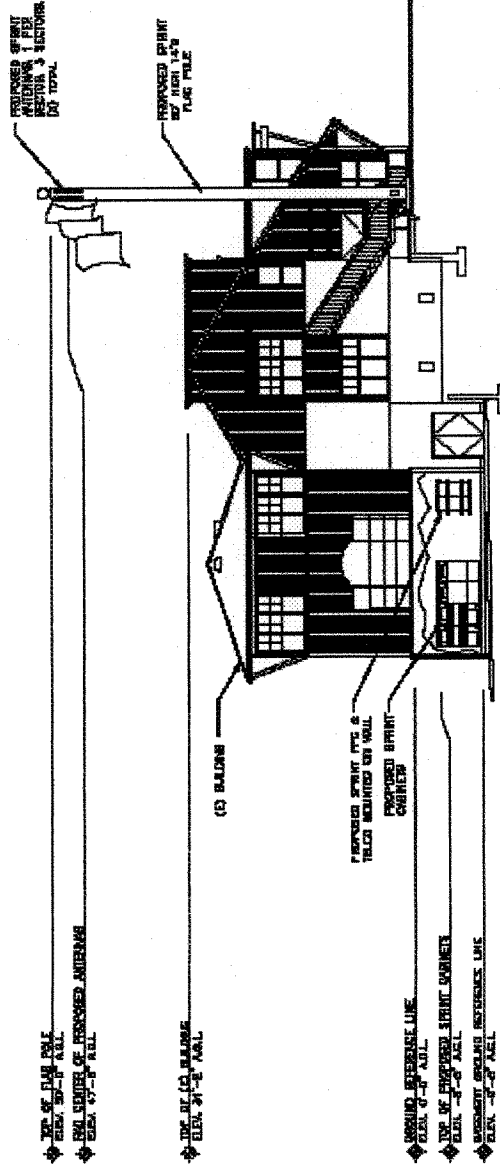


3-70



NORTHEAST ELEVATION

DATE: 10-1-10
DRAWN: [signature]
CHECKED: [signature]



NORTHWEST ELEVATION

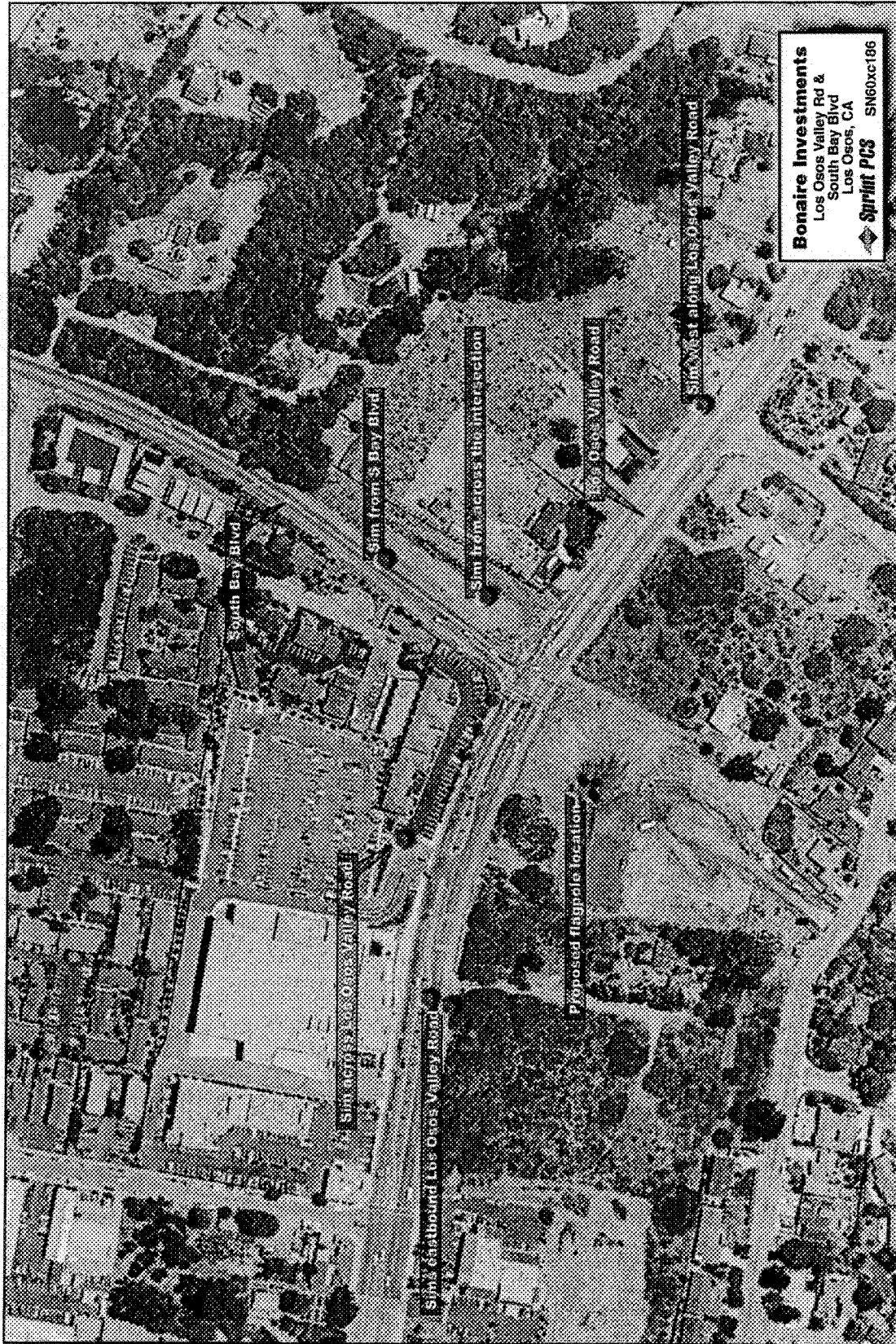
DATE: 10-1-10
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CHECKED: [signature]

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Exhibit
Northeast and Northwest Elevations

Aerial photograph showing viewpoints for the photosimulations.

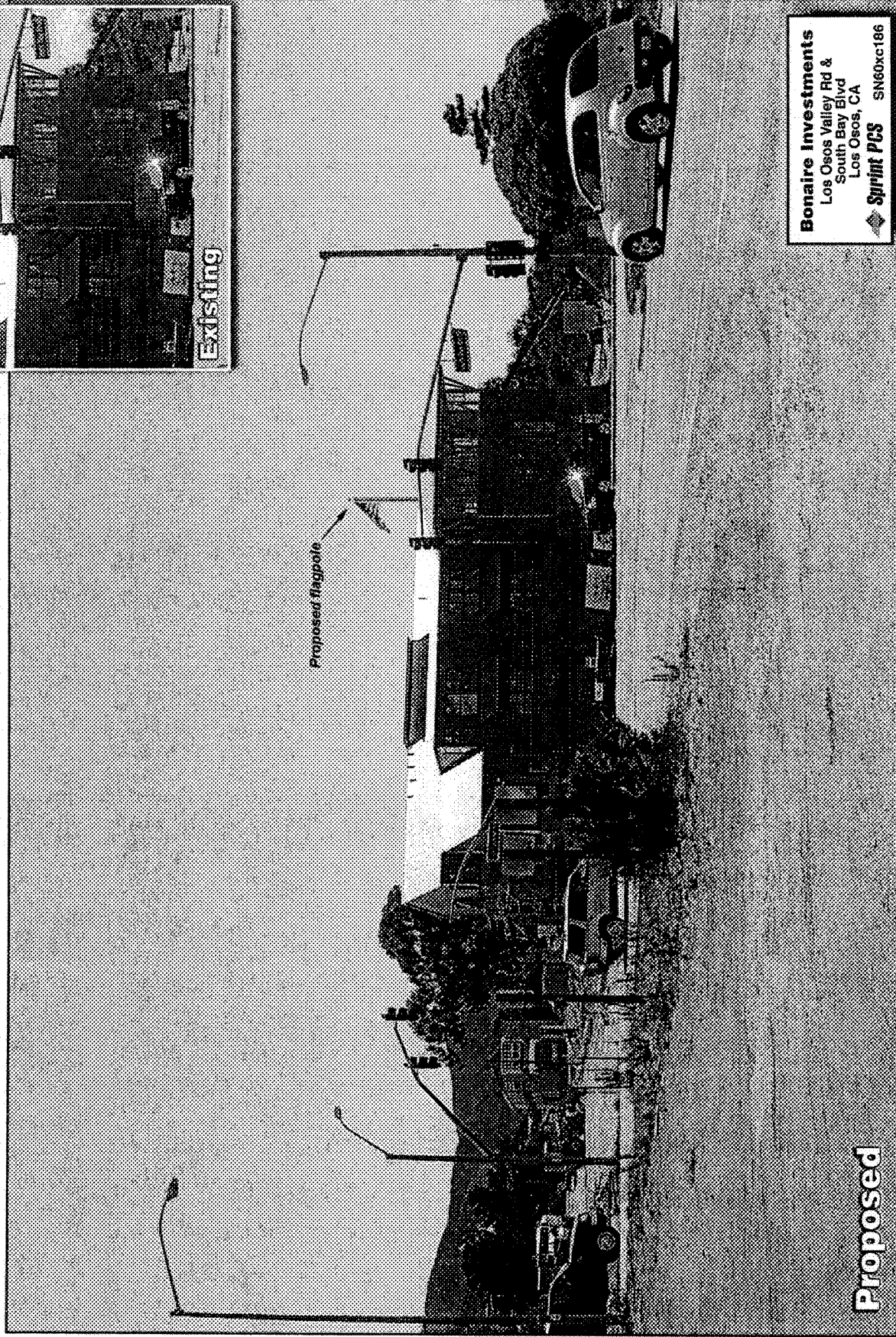


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Exhibit
Photosimulation View Points

Photosimulation looking southwest across the intersection.



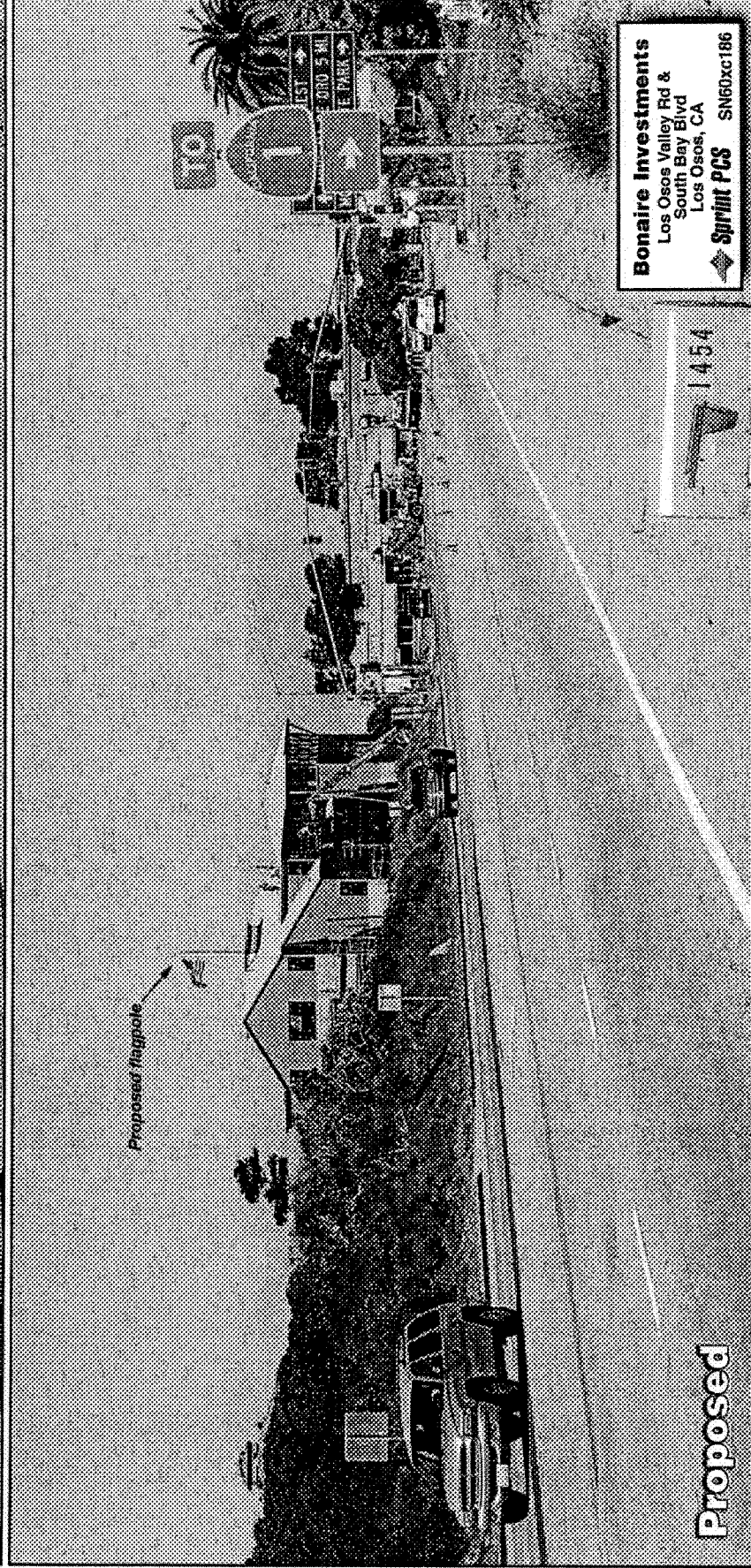
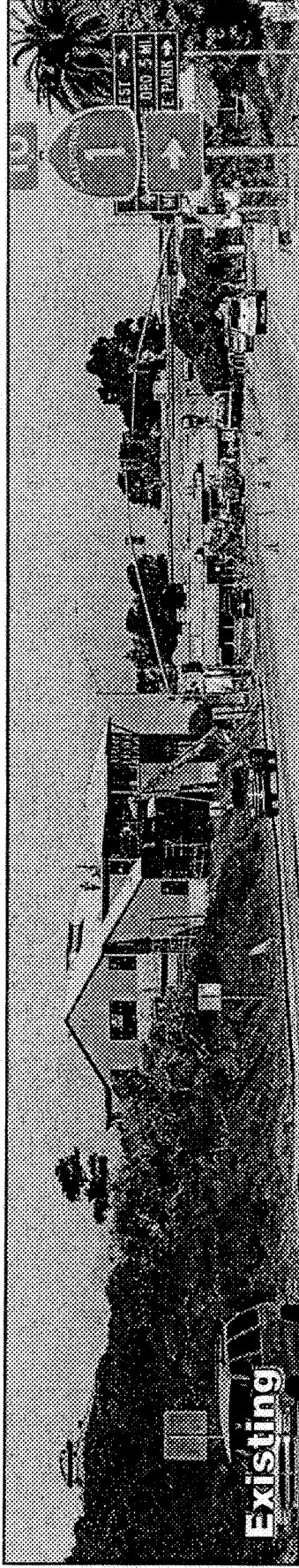
3-73

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Exhibit
Photosimulation looking southwest across
intersection

Photosimulation looking west along Los Osos Valley Rd.



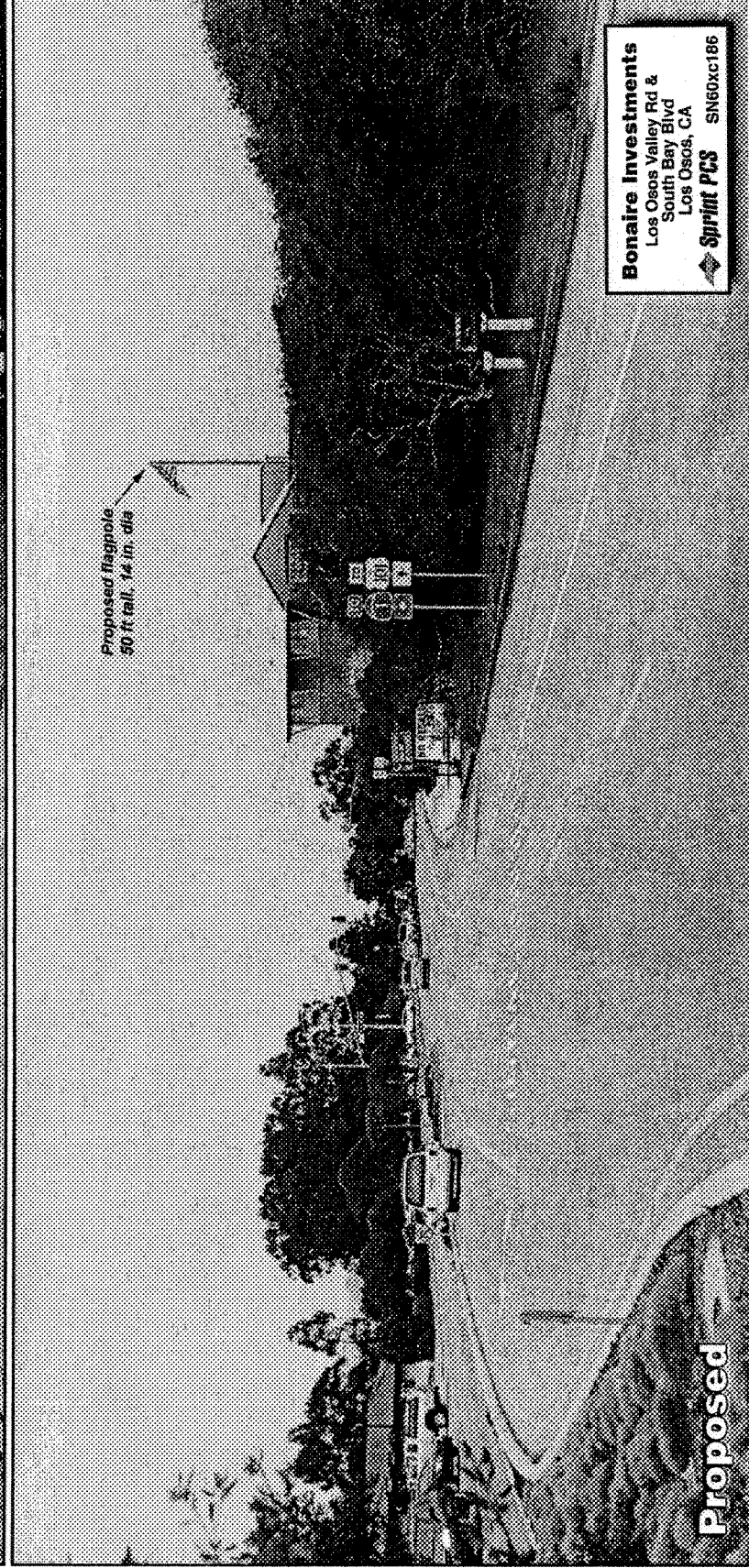
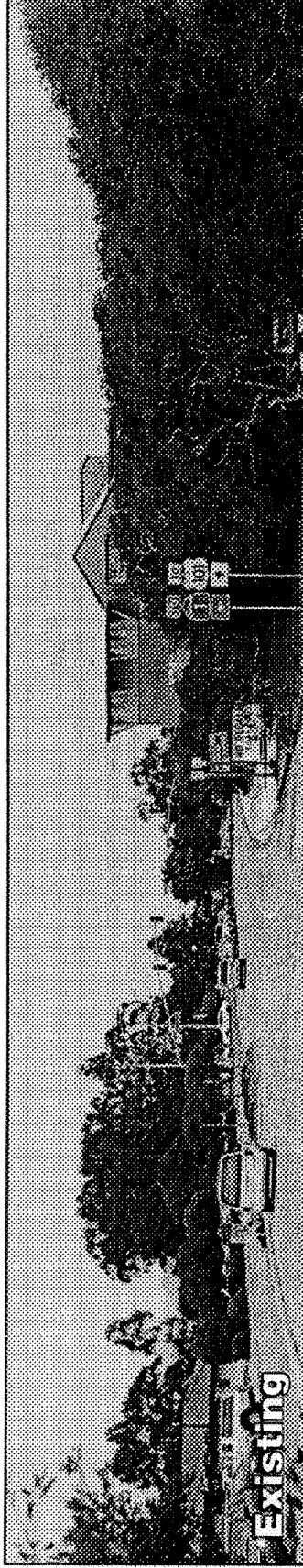
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Exhibit
Photosimulation looking west along Los Osos
Valley Road

3-74

Photosimulation of view from the median of eastbound Los Osos Valley Road.



Project
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Exhibit
Photosimulation from the median eastbound
Los Osos Valley Road

3-75

Photosimulation of view from the shoulder of eastbound Los Osos Valley Road.

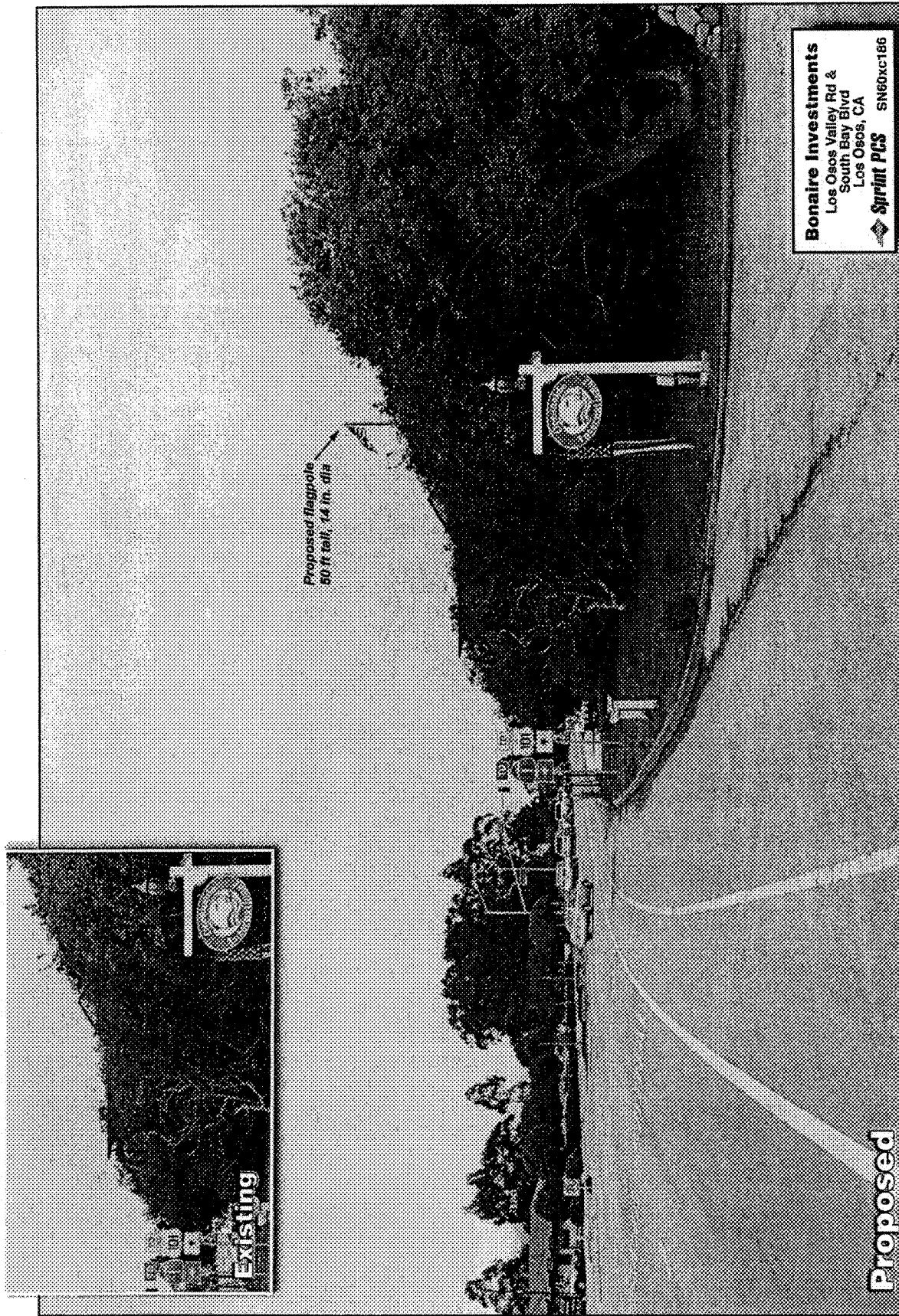
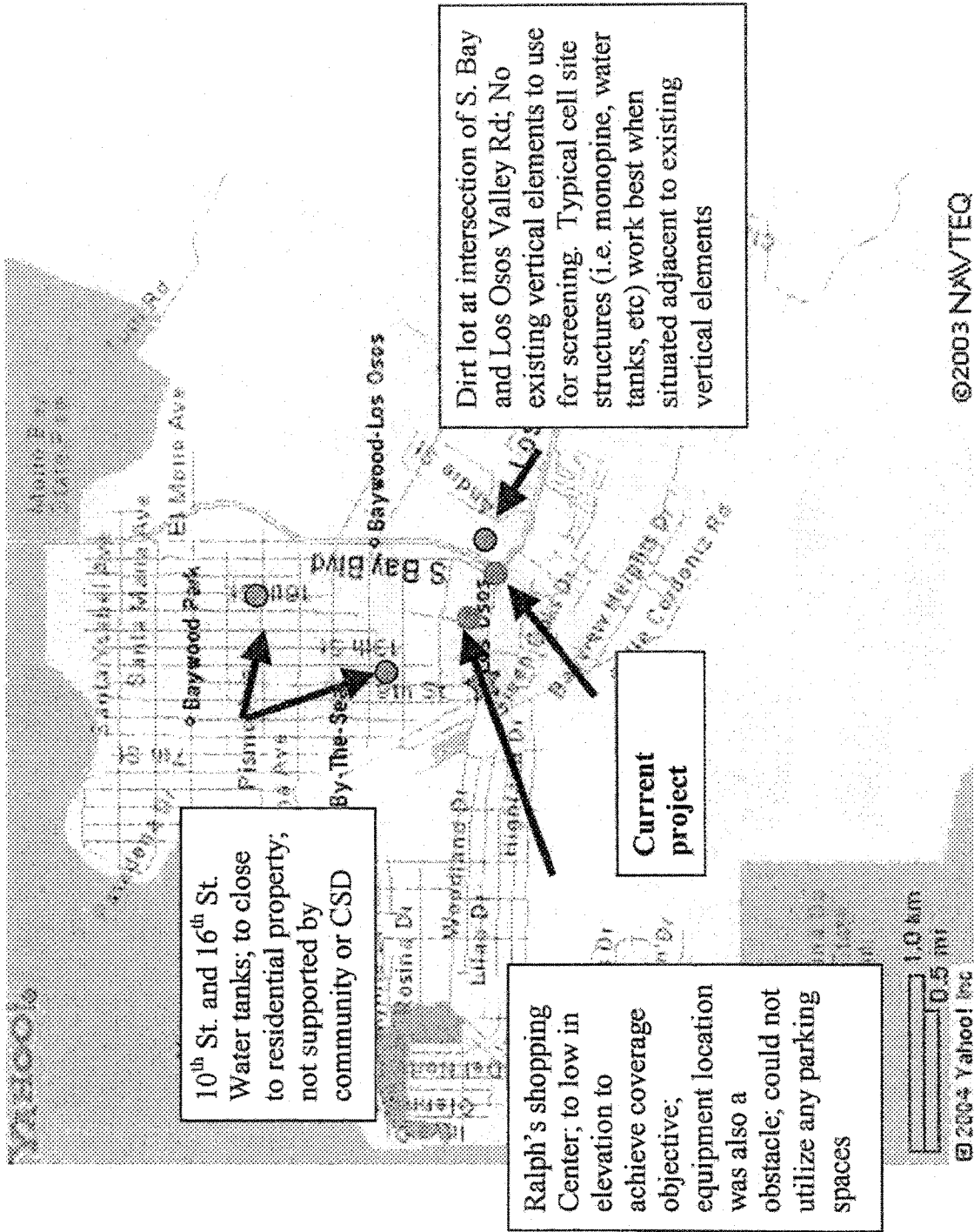


Exhibit
**Photosimulation from the shoulder of
eastbound Los Osos Valley Road**



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3-77



©2003 NAVTEQ



Exhibit
Alternative sites considered

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3-78

FEBRUARY 8, 2005

**DEVELOPER'S STATEMENT FOR
BONAIRE/SPRINT DEVELOPMENT PLAN;
ED04-320; DRC2004-00008**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

NOTE: THE ITEMS CONTAINED IN THE BOXES LABELED "MONITORING" DESCRIBE THE COUNTY PROCEDURES TO BE USED TO ENSURE COMPLIANCE WITH THE MITIGATION MEASURES.

CULTURAL RESOURCES

1. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the environmental coordinator and planning department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. the applicant shall implement the mitigations as required by the environmental coordinator.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the county coroner is to be notified in addition to the planning department and environmental coordinator so that proper disposition may be accomplished.

MONITORING: Compliance shall be verified by the Department of Planning and Building.

AESTHETIC RESOURCES

2. **Prior to final inspection**, the flagpole will be painted a dull gray (frazee madison gray, or equivalent) to blend with the sky.

MONITORING: Compliance shall be verified by the Department of Planning and Building.

3-79

HAZARDS/HAZARDOUS MATERIALS

3. Prior to issuance of building permit, the applicant shall submit for review and approval by environmental health, a hazardous materials business plan.
4. Prior to final inspection, Environmental Health will verify implementation of Hazardous Materials Business Plan.

MONITORING: Compliance shall be verified by the Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



SIGNATURE OF OWNER(S): Leon Van Buerden, Bonaire Investments

(3-1-05)
DATE

SIGNATURE OF OWNER(S): Sprint PCS

DATE

NAME OF OWNER - PRINT

NAME OF OWNER - PRINT

3-80

HAZARDS/HAZARDOUS MATERIALS

3. **Prior to issuance of building permit**, the applicant shall submit for review and approval by environmental health, a hazardous materials business plan.
4. **Prior to final inspection**, Environmental Health will verify implementation of Hazardous Materials Business Plan.

MONITORING: Compliance shall be verified by the Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

SIGNATURE OF OWNER(S): Leon Van Buerden, Bonaire Investments

DATE

Amy Kegel

SIGNATURE OF OWNER(S): Sprint PCS

DATE 2/24/05

NAME OF OWNER – PRINT

Amy Kegel

NAME OF OWNER - PRINT

NAME OF OWNER - PRINT